



Viking Meadow, Shefford, Bedfordshire. SG17 5GR





4 Bedroom Detached House

Guide Price £650,000 Freehold

Ten year old beautifully presented four-bedroom, three bathroom family home that is nestled in a quiet cul-de-sac in Shefford, offering a perfect retreat for families. The spacious ground floor features two separate reception rooms, ideal for entertaining or cozy family gatherings, alongside a large open-plan kitchen/diner that creates a welcoming space for cooking and dining together as well as a separate study/workspace.

Upstairs, you'll find four well-appointed bedrooms, including a master suite with an en-suite bathroom for added privacy and convenience. The family bathroom is tastefully designed, providing a serene area for relaxation.

Call the office for further information and an appointment to view.

- Detached executive home
- Four bedrooms
- 18ft kitchen diner
- Two dining rooms plus an office
- Utility room
- Family bathroom & two en-suite shower rooms
- Off road parking for four cars
- Two garages
- EPC rating B. Council tax band F



Ground Floor:**Entrance Hall:**

Via composite door.

Cloakroom:

Double glazed frosted window to front. Suite comprising wash hand basin and WC.

Kitchen:

Abt. 18' 4" x 9' 2" (5.59m x 2.79m) Double glazed window and French Doors to rear overlooking the garden. Extensive range of matching wall and base units with worktop over base units. Inset sink and drainer with mixer tap over. Built-in oven, hob and microwave. Space for American fridge freezer. Integrated dishwasher. Breakfast/dining area, door to utility room.

Utility Room:

Abt. 5' 4" x 4' 7" (1.63m x 1.40m) Frosted double glazed door with access to the garden. Range of units and work tops and sink unit. Space for washing machine and separate dryer.

Office:

Abt. 8' 6" x 9' 2" (2.59m x 2.79m) Double glazed window to front. An ideal space for working from home with a range of office desks.

Dining Room:

Abt. 10' 9" x 10' 9" (3.28m x 3.28m) Double glazed window to front. Bespoke fitted 'Sharp' full length dresser and storage cupboards.

Living Room:

Abt. 18' 3" x 12' 0" (5.56m x 3.66m) The living area is flooded with natural light via the large windows and doors that open up to stunning garden views. The décor blends warm, inviting colours with family-friendly furnishings, creating a cozy atmosphere perfect for family gatherings.

First Floor:**Principal Bedroom:**

Abt. 14' 7" x 10' 7" (4.45m x 3.23m) Double glazed window to front. A spacious principal suite with views over a tree lined walk. 'Sharp' fitted wardrobes. Door to en-suite.

En-Suite:

Three piece suite comprising walk-in shower cubicle, wash hand basin and WC. Double glazed frosted window to front.

Bedroom Two:

Abt. 12' 1" x 9' 1" (3.68m x 2.77m) Double glazed window to front. Bright second bedroom with en-suite and views over a tree lined walk. Door to en-suite.

En-Suite:

Three piece suite comprising walk-in shower cubicle, wash hand basin and WC. Double glazed frosted window to front.

Bedroom Three:

Abt. 11' 3" x 9' 4" (3.43m x 2.84m) Double glazed window to rear.

Bedroom Four:

Double glazed window to rear.

Family Bathroom:

Double glazed frosted window. Luxury three piece bathroom suite designed with elegance and functionality in mind. The suite includes a paneled bath, providing a stylish and sophisticated look, equipped with high-quality mixer taps for convenience and modern aesthetics. A sleek shower unit is installed over the bath, offering flexibility for quick showers or relaxing baths. The hand basin features a contemporary design that complements the overall luxury feel of the suite and the heated towel rail adds a touch of comfort, keeping towels warm and dry, elevating the bathing experience. WC

Outside:

Front Garden:

Path leading to front door and driveway to garage. Borders planted with mixture of shrubs and bedding plants with grass area to the side. Gate to side passage leading to rear garden. Parking for up to four cars.

Rear Garden:

Large area laid to lawn beyond paved patio to the rear of the property. Borders planted with mixture of mature shrubs and trees infilled with attractive seasonal bedding plants. Garden shed with power and light, Decked area to rear with gazebo.

Additional Information:

Agents Note:

Service charge of £429 per annum which covers the upkeep of the communal landscaped areas.

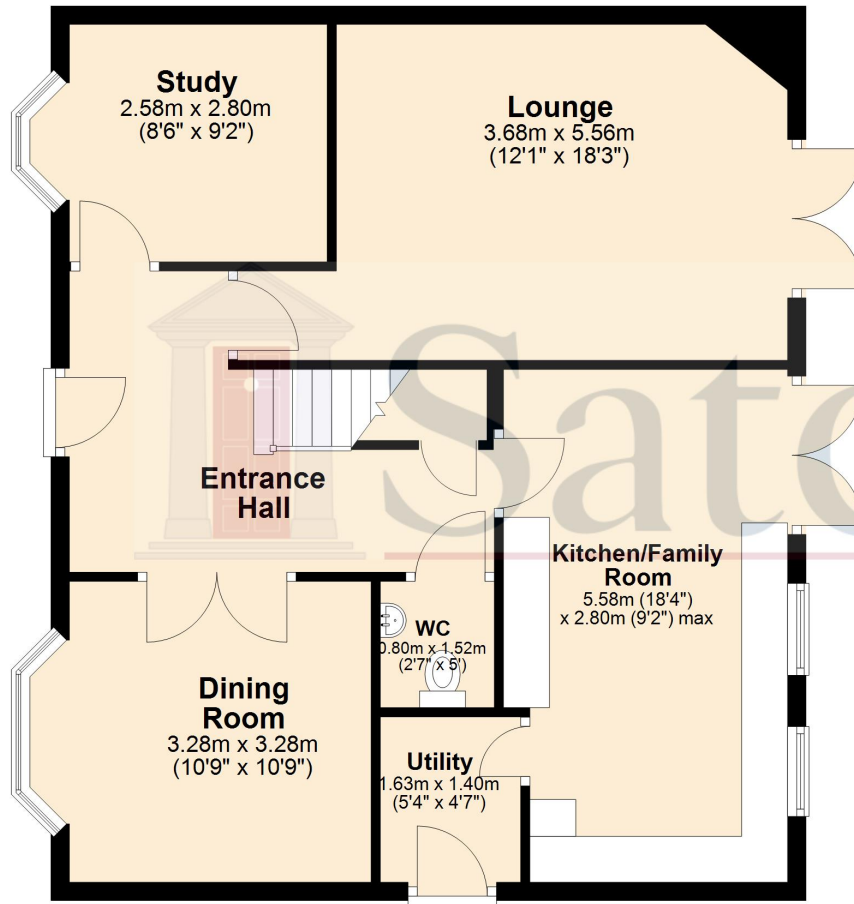
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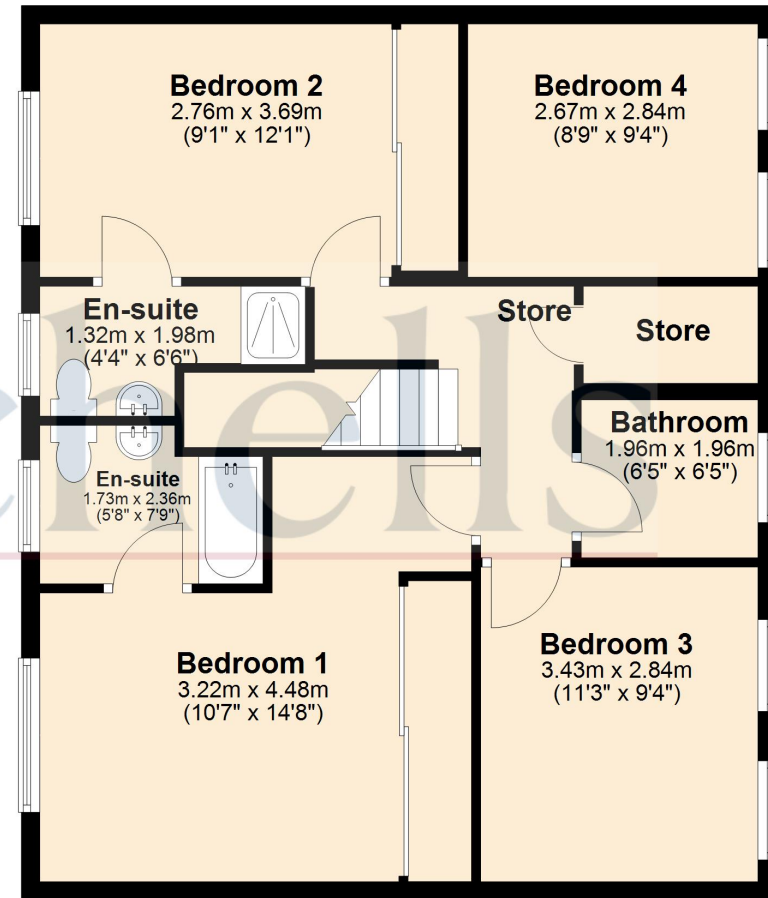


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



First Floor



Total area: approx. 144.4 sq. metres (1554.7 sq. feet)

For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.
The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.