



# 8, Grieg Close

Shefford,  
Bedfordshire, SG17 5SE  
£475,000

COUNTRY PROPERTIES  
PART OF HUNTERS

This 4 bedroom detached family home provides flexible living accommodation and is situated in a sought after cul-de-sac of similar homes yet only a short stroll to the Millennium green with riverside walks to the town centre.

- Set in a small cul-de-sac of similar homes
- UPVc double glazed conservatory
- Converted garage providing study/family room
- Master bedroom with en-suite shower room
- Paved driveway providing parking plus additional visitors parking to front
- Well regarded local schooling

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation. Ceramic tiled flooring. Doors into family room/study and living room.

### Living Room

14' 3" (into bay) x 13' 9" (max) (4.34m x 4.19m) Double glazed walk-in bay window to front. Two radiators. Coal effect fire with timber surround and marble hearth. Archway to:

### Dining Room

9' 7" x 8' 11" (2.92m x 2.72m) Double glazed french doors opening into the conservatory. Radiator. Door into kitchen/breakfast room.

### Kitchen/Breakfast Room

10' 1" x 9' 7" (3.07m x 2.92m) A range of wall and base units with wood effect worksurfaces and upstands. Inset stainless steel sink with drainer and mixer tap over. Fitted electric Bosch double oven with gas hob and glass splashback with concealed extractor over. Space and plumbing for dishwasher. Space for fridge/freezer. Understairs storage cupboard. Door into family room/study and utility room.

### Family Room/Study

16' 3" x 7' 7" (4.95m x 2.31m) Double glazed window to front. Radiator. Storage cupboard with fitted shelving. Two wall lights.

### Utility Room

6' 3" x 5' 4" (1.91m x 1.63m) Worksurface with upstand and plumbing for washing machine and tumble dryer below. Space for freezer. Wall mounted gas boiler. Double glazed window to side. Door into:

### Cloakroom

Suite comprising low level flush wc and wash hand basin with tiled splashback. Radiator. Obscure double glazed window to side.



## Conservatory

8' 11" x 8' 11" (2.72m x 2.72m) UPVc double glazed construction on brick base with glass roof. Electric heater. Wood effect flooring. Double glazed doors opening onto the rear garden.

## FIRST FLOOR

### Landing

Access to partially boarded loft space. Airing cupboard housing hot water cylinder with shelving. Double glazed window to front. Doors into all rooms.

### Bedroom 1

11' 5" (min) x 10' 10" (max) (3.48m x 3.30m) Double glazed window to front. Radiator. Fitted double wardrobes with folding doors. Door into:

### En-Suite Shower Room

Suite comprising shower cubicle, pedestal mounted wash hand basin and low level flush wc. Partially tiled walls. Extractor. Chrome heated towel rail. Obscure double glazed window to side.

### Bedroom 2

9' 11" x 7' 10" (3.02m x 2.39m) Double glazed window to rear. Radiator. Fitted single wardrobe with hanging rail.

### Bedroom 3

8' 5" x 8' 2" (2.57m x 2.49m) Double glazed window to rear. Radiator. Fitted single wardrobe with hanging rail.

### Bedroom 4

10' 8" (max) x 8' 2" (3.25m x 2.49m) Double glazed window to front. Radiator. Fitted single wardrobe with hanging rail.

### Family Bathroom

Suite comprising panel enclosed bath with mains shower and glass side screen, pedestal mounted wash hand basin and low level flush wc. Partially tiled walls. Extractor. Shaver point. Chrome heated towel rail.

## OUTSIDE

### Front Garden

Laid mainly to lawn with a variety of flower/shrubs and paved driveway providing off road parking. Further visitors parking for 2 cars.

### Rear Garden

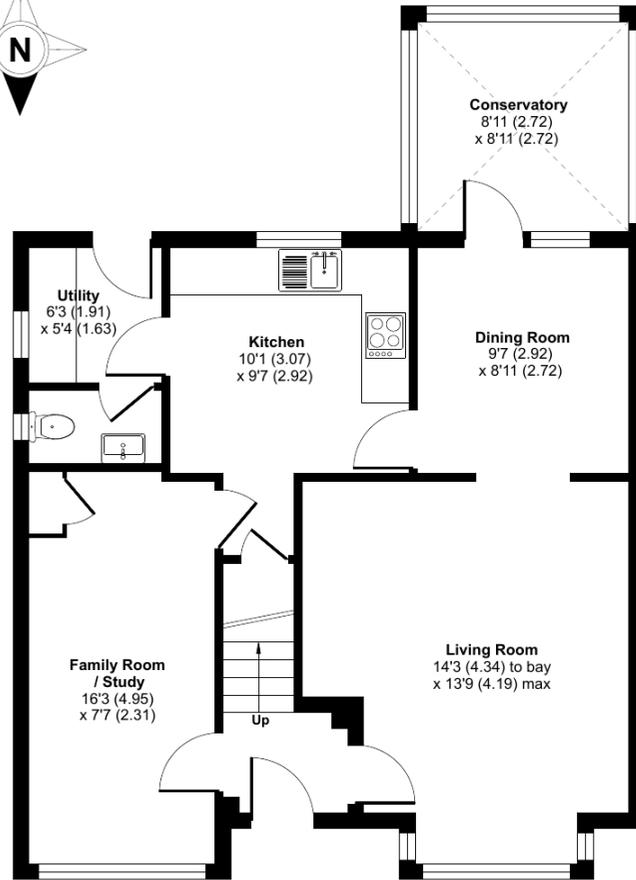
Laid mainly to lawn with paved patio and well stocked flower, tree and shrub borders. Timber lean-to shed to the side with power/light. Further timber shed to remain. Cold water tap. Service light. Gated access to front.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

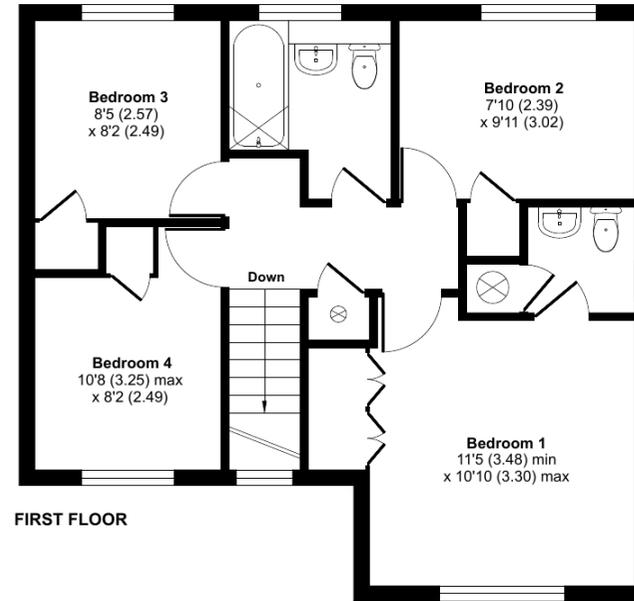


Approximate Area = 1260 sq ft / 117 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 890910



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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