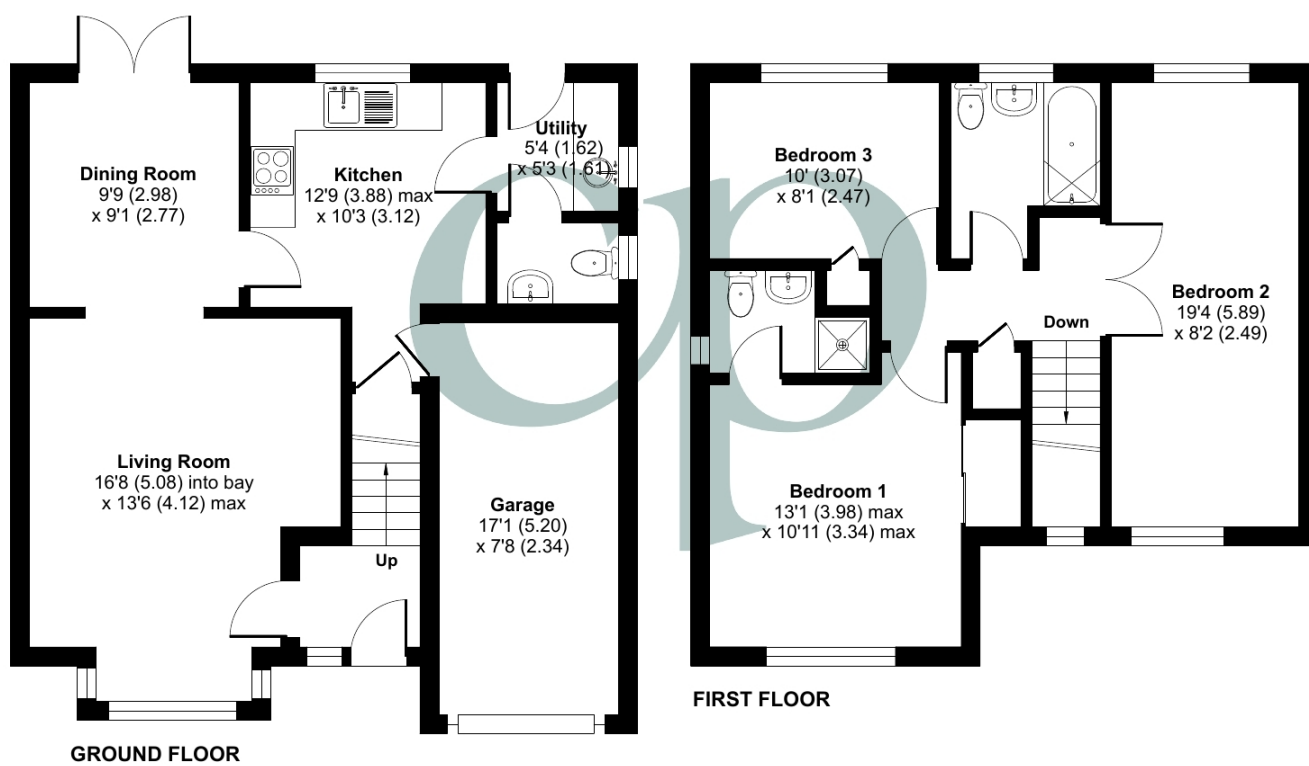




Approximate Area = 1068 sq ft / 99.2 sq m
Garage = 133 sq ft / 12.3 sq m
Total = 1201 sq ft / 111.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Country Properties. REF: 1359656

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

Viewing by appointment only

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Set within a quiet cul-de-sac in the ever-popular Composers Development, this beautifully presented 3-bedroom detached home offers spacious and versatile accommodation throughout. Originally designed as a 4-bedroom property, it could easily be converted back by reinstating a partition wall, offering excellent flexibility for growing families or home office needs.

- Master bedroom with built in wardrobe and re-fitted en-suite
- Modern kitchen with ample storage and workspace & utility room
- Superb condition throughout – move-in ready
- Scenic riverside and countryside walks into Shefford town center
- Beautifully landscaped rear garden with new patio and a variety of mature trees, flowers and shrubs
- Integral garage with power and light, accessible directly from the property

Ground Floor

Entrance Hall

Stairs raising to first floor. Radiator. Wood effect flooring.

Living Room

16' 8" x 13' 6" (5.08m x 4.11m) Double glazed walk in bay window to front. 2x radiators. Wood effect flooring. Archway through to dining room.

Dining Room

9' 9" x 9' 1" (2.97m x 2.77m) Double glazed double doors onto rear garden. Wood effect flooring. Radiator.

Kitchen

12' 9" x 10' 3" (3.89m x 3.12m) A range of wall and base units with roll-edge granite worksurfaces over. Inset stainless steel sink unit with mixer taps over. Built in elven and hob with granite splash-back. Integrated dishwasher. Space for fridge/freezer. Double glazed window to rear. Karndean flooring. Service door into garage. Radiator. Door into utility room.

Utility Room

5' 4" x 5' 3" (1.63m x 1.60m) A range of wall and base units with oak worksurfaces over and acrylic splash-backs. Inset stainless steel sink and drainer unit with swan neck mixer taps over. Space and plumbing for washing machine. Space for tumble dryer. Radiator. Double glazed door onto rear garden. Karndean flooring. door into cloakroom.

Cloakroom

LLWC. Wash hand basin with tiled splashback. Radiator. Karndean flooring. Double glazed window to side.



First Floor

Landing

Loft access,. Airing cupboard housing hot water tank and shelving. Wood effect flooring. Doors into all rooms.

Bedroom 1

13' 1" x 10' 11" (3.99m x 3.33m) Double glazed window to front. Radiator. Wood effect flooring. Built in wardrobe with mirrored sliding doors. Door into en-suite.

En-suite

Suite comprising shower cubicle. Pedestal wash hand basin. LLWC. Tiled splash-backs. Heated towel rail. Double glazed window to side. Fitted mirror.

Bedroom 2

19' 4" x 8' 2" (5.89m x 2.49m) Dual aspect with double glazed windows to front and rear. 2 x radiators. Wood effect flooring. (Originally 2 bedrooms which could be reinstated with a partition wall back to a 4 bedroom home)

Bedroom 3

10' 0" x 8' 1" (3.05m x 2.46m) Double glazed window to rear. Built in wardrobe. Radiator. Wood effect flooring.

Family Bathroom

Suite comprising panel enclosed bath with mains shower over and folding glass side screen. LLWC. Pedestal wash hand basin. Tiled splash-backs. Obscure double glazed window to rear. Heated towel rail.

Outside

Front Garden

Paved driveway provides off road parking for 2 cars. Well stocked flower and shrub corner border.

Rear Garden

Private, enclosed south-westerly facing rear garden, featuring newly laid patios—perfect for outdoor dining and relaxation. The garden is stocked with a variety of well-established borders, filled with a range of flowers, trees, and shrubs. Outdoor power points and gated side access to the front of the property.

Garage & Parking

Up and over door. Power and light. Paved driveway providing off road parking for 2 cars.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries @mortgagevision.co.uk

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

