



# 22, Powells Road

Shefford,  
Bedfordshire, SG17 5DP  
O.I.E.O £450,000

country  
properties

This well presented spacious 3 bedroom detached bungalow is nicely tucked away in a quiet cul de sac location, yet is just a short riverside walk into Shefford town centre and boasts single garage with EV charging port and off street parking.

- Master bedroom with en-suite and built in wardrobes
- Solar panels including 10.64 kWh battery storage installed in 2023 and is linked to EV charger. Lower energy bills
- 14ft Timber Office/Studio with power, light and ethernet connection. A versatile space to suit your needs.
- Electrics updated with a new consumer unit fitted
- Fantastic presentation and condition throughout - just move in!
- Loft access with stepped ladder, light, power points and boarded to provide additional storage space

## Ground Floor

### Entrance Hall

L-shaped hall. Doors to all rooms. Built in cupboard with shelving. Radiator. Travertine stone tiled flooring. Loft access with ladder and light to centrally boarded loft storage.

### Living Room

18' 0" x 12' 0" (5.49m x 3.66m) Double glazed patio doors to front. Double glazed windows to front and side aspects with views over nature reserve. Two radiators.

### Bedroom 3/Dining Room

12' 1" x 8' 0" (3.68m x 2.44m) Double glazed window to front aspect. Radiator.

### Kitchen

14' 7" x 9' 9" (4.45m x 2.97m) Re-fitted with a range of contemporary eye and base level units with solid Oak worksurfaces and porcelain tiled splashbacks over. Inset one and a half bowl sink and drainer unit with mixer taps over. Space for cooker with extractor fan over. Integrated fridge/freezer. Space and plumbing for washing machine and dishwasher. Airing cupboard housing hot water tank and storage. Wall mounted boiler enclosed in cupboard. Two double glazed windows to front aspect. Travertine stone tiled flooring. Radiator.



## Bedroom 1

12' 1" x 10' 11" (3.68m x 3.33m) Double glazed window to front aspect. Built in walk in wardrobe. Radiator. Door to:

### En-Suite

Fitted with a three piece suite comprising shower cubicle, low level WC and pedestal mounted wash hand basin. Tiled splashbacks. Travertine stone tiled flooring. Heated towel rail. Obscure double glazed window to side aspect. Extractor fan.

## Bedroom 2

10' 5" x 9' 11" (3.17m x 3.02m) Double glazed window to rear aspect. Fitted cupboard with hanging rail. Radiator.

## Family Bathroom

Fitted with a three piece suite comprising p-shaped bath with shower over and curved glass side screen, low level WC and pedestal mounted wash hand basin. Fully tiled walls. Travertine stone tiled flooring. Heated towel rail. Obscure double glazed window to front aspect.

## Outside

### Front Garden

Overlooking a meadow and nature reserve. Shingle pathways with brick edged borders. Enclosed by dwarf brick wall. Outside lighting.

### Rear Garden

Paved patio area. Laid mainly to lawn with well stocked flower and shrub borders. Curved paved pathway leads to gated access to off road parking. Power points. Water tap. Ornate lighting.

### Office/Studio

Timber construction. Power points, lighting and Ethernet.

### Garage

17' 10" x 12' 10" (5.44m x 3.91m) Remote controlled up and over door. Power and light. 'Zappi' EV charging port. Service door to rear garden.

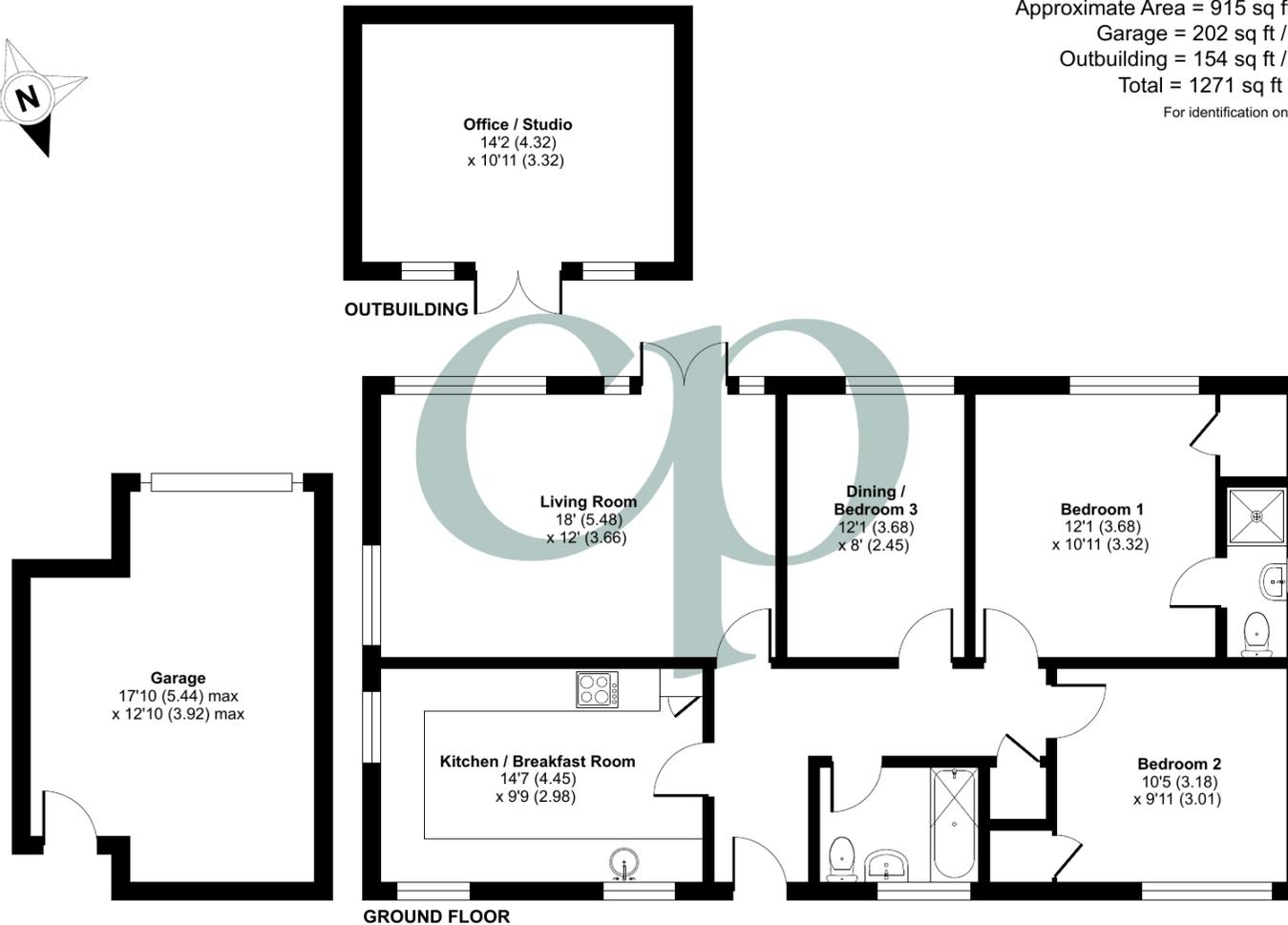
PRELIMINARY DETAILS, NOT YET APPROVED BY VENDOR AND MAY BE SUBJECT TO CHANGE.





Approximate Area = 915 sq ft / 85 sq m  
Garage = 202 sq ft / 18.7 sq m  
Outbuilding = 154 sq ft / 14.3 sq m  
Total = 1271 sq ft / 118 sq m  
For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	99	100
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2025. Produced for Country Properties. REF: 1258608

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

Country Properties | 46-48, High Street | SG17 5DG  
T: 01462 811822 | E: shefford@country-properties.co.uk  
www.country-properties.co.uk

# country properties