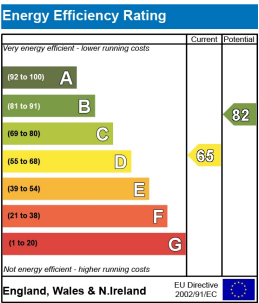
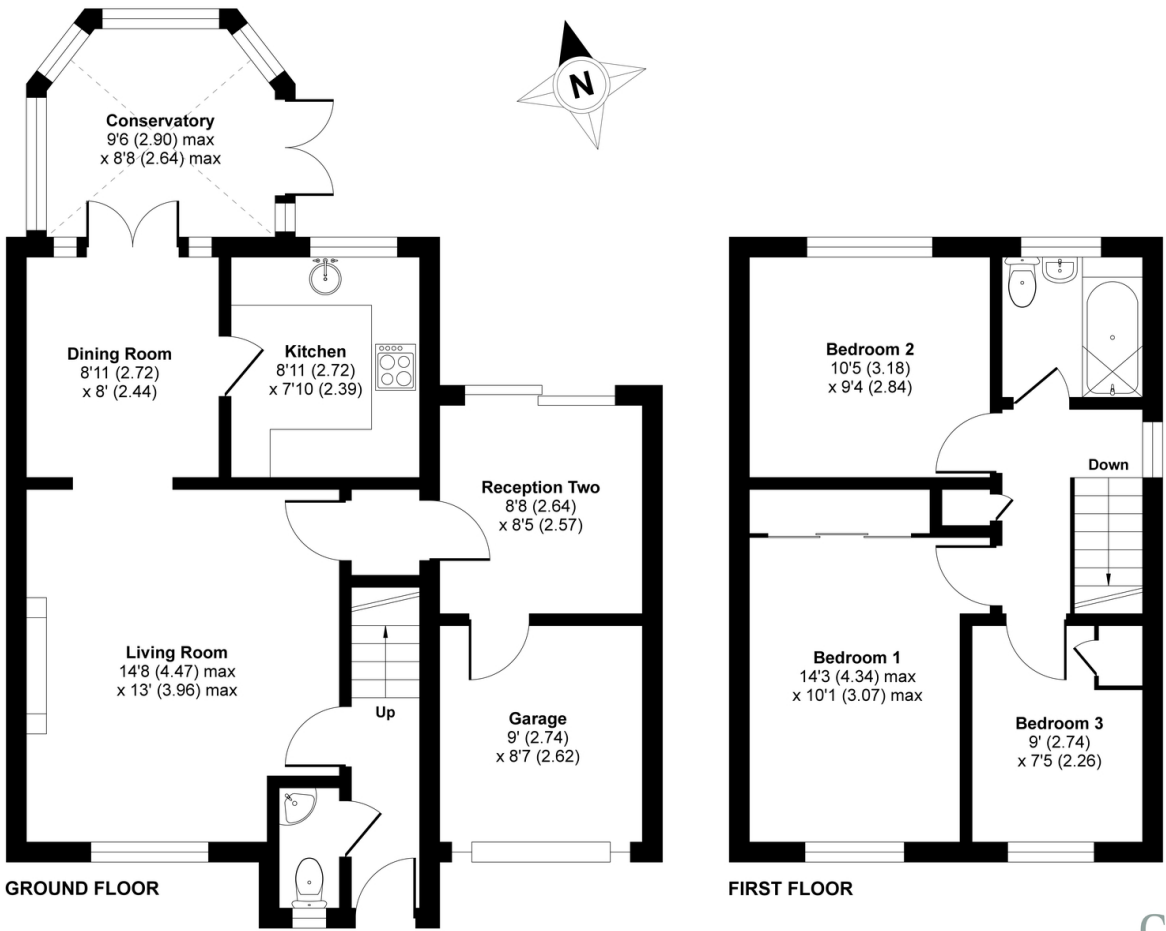




Approximate Area = 1052 sq ft / 97.7 sq m (includes garage)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Country Properties. REF: 790848

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

Set in the popular 'Composers' development this well presented three bedroom link detached home situated close to the Millennium Green with riverside walks to High Street shops and amenities.

- Well presented throughout
- Light & spacious living/dining area
- Partially converted garage with double glazed sliding doors opening onto the rear garden
- Driveway parking for 2 cars
- Riverside walks on your doorstep
- Well regarded local schooling

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation.
Radiator. Doors into cloakroom and living room.

Cloakroom

White suite comprising low level flush wc and wash hand basin with tiled splashback.
Radiator. Obscure double glazed window to front.

Living/Dining Room

Living Area: 14' 8" (max) x 13' 0" (max) (4.47m x 3.96m) Double glazed multi pane window to front. Feature fireplace with timber surround, marble hearth and coal effect gas fire inset with balanced flue. Radiator. Dado rail. Door providing access to reception two. Open plan to:

Dining Area: 8' 11" x 8' 0" (2.72m x 2.44m)
Double glazed French doors opening into conservatory. Radiator. Dado rail. Door into kitchen.

Reception Two

Currently used as a gym with sliding double glazed patio doors opening onto the rear garden.
Door providing access to the living room.

Conservatory

9' 6" (max) x 8' 8" (max) (2.90m x 2.64m)
Double glazed timber construction with French doors opening onto the rear garden.



Kitchen

8' 11" x 7' 10" (2.72m x 2.39m) A range of wall and base units with rolled edge worksurfaces and tiled splashbacks. Inset sink with drainer and swan neck mixer tap over. Fitted electric oven and hob with concealed extractor over. Space for fridge/freezer. Integrated dishwasher and washing machine. Cupboard housing Worcester Bosch wall mounted gas boiler (installed in 2020). Double glazed window to rear.

FIRST FLOOR

Landing

Access to half boarded loft space. Airing cupboard housing hot water cylinder and shelving. Obscure double glazed window to side. Doors into all rooms.

Bedroom 1

14' 3" (max) x 10' 1" (max) (4.34m x 3.07m)
Fitted double wardrobe with mirrored sliding doors. Radiator. Double glazed window to front.

Bedroom 2

10' 5" x 9' 4" (3.17m x 2.84m) Double glazed window to rear. Radiator.

Bedroom 3

9' 0" x 7' 5" (2.74m x 2.26m) Double glazed window to front. Radiator. Bulk head storage cupboard.

Bathroom

Three piece suite comprising panel enclosed bath with mains shower over and glass side screen, low level flush wc and pedestal mounted wash hand basin. Tiled walls. Extractor fan. Radiator. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Block paved garden area providing off road parking for two cars. Mature shrubs to side and gated access to rear garden. External light.

Rear Garden

Laid mainly to lawn with patio area and mature shrub borders. Cold water tap. Fully enclosed with gated access to front.

Garage

9' 0" x 8' 7" (2.74m x 2.62m) Storage area with up & over door to front, power/light connected and eaves storage space. Door into reception two.

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

