

4, Faraday Corner

Shefford,
Bedfordshire, SG17 5ZG
£375,000

COUNTRY PROPERTIES
PART OF HUNTERS

This stylish and beautifully presented three bedroom end of terrace home with off road parking and a south facing garden is situated on the desirable 'Campton Fields' development with only a short stroll to high street shops and amenities - Viewing is a must to fully appreciate all this home has to offer!

- Beautifully presented - Just move in!
- Stylish & contemporary kitchen with built in appliances
- Main bedroom with en-suite shower room
- Quiet sought after location
- Remaining builders NHBC guarantee
- Short stroll into the market town of Shefford and it's amenities and highly regarded schooling

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Radiator. Tiled flooring. Doors into cloakroom and living/dining room.

Cloakroom

Suite comprising low level flush wc and pedestal mounted wash hand basin with tiled splashback. Ceramic tiled flooring. Radiator. Extractor. Obscure double glazed window to front.

Kitchen/Living/Dining Room

26' 10" (max) x 15' 3" (max) (8.18m x 4.65m) Overall measurement.

Dual aspect room with double glazed window to side and double glazed French doors with sidelights opening onto the rear garden. Two radiators. Understairs storage cupboard. Open plan to:

Kitchen Area

A range of wall and base units with wood effect worksurfaces and upstands. Inset stainless steel one & half bowl sink with drainer and swan neck mixer tap over. Fitted eye level electric oven. Inset gas hob with glass splashback and stainless steel extractor hood over. Integrated fridge/freezer, dishwasher and washing machine. Wall mounted gas boiler enclosed in cupboard. Tiled flooring. Double glazed window to front.

FIRST FLOOR

Landing

Access to loft space. Doors to all rooms.



Bedroom 1

12' 9" (max) x 10' 3" (3.89m x 3.12m)

Double glazed window to front. Radiator.

Fitted double wardrobe with shelving. Door into:

En-Suite Shower Room

Suite comprising double shower cubicle, low level flush wc with concealed cistern and wash hand basin. Tiled splashbacks and ceramic tiled flooring. Extractor fan. Shaver point. Obscure double glazed window to front.

Bedroom 2

10' 6" x 8' 10" (3.20m x 2.69m) Double glazed window to rear. Radiator.

Bedroom 3

10' 6" x 6' 4" (3.20m x 1.93m) Double glazed window to rear. Radiator.

Bathroom

Three piece suite comprising panel enclosed bath with mains shower over and glass side screen, wash hand basin and low level flush wc with concealed cistern. Extractor. Tiled flooring. Chrome heated towel rail. Obscure double glazed window to side.

OUTSIDE

Front Garden

Rear Garden

South facing rear garden laid mainly to lawn with paved patio area and gated access to the front. Cold water tap. External light. Timber shed to remain.

Front Garden

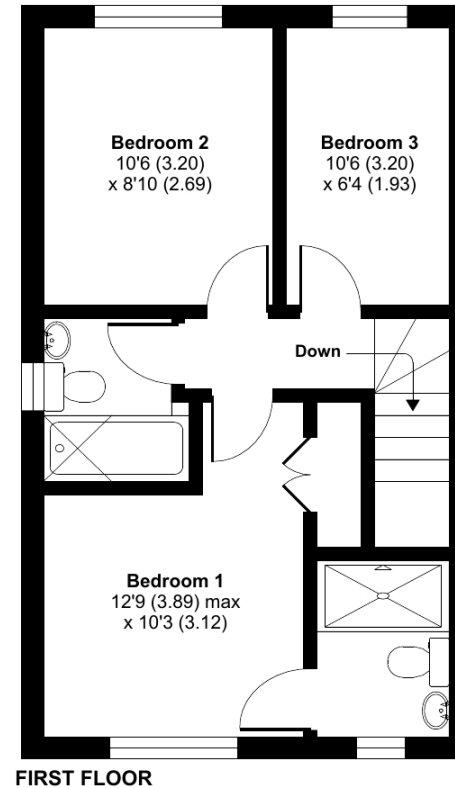
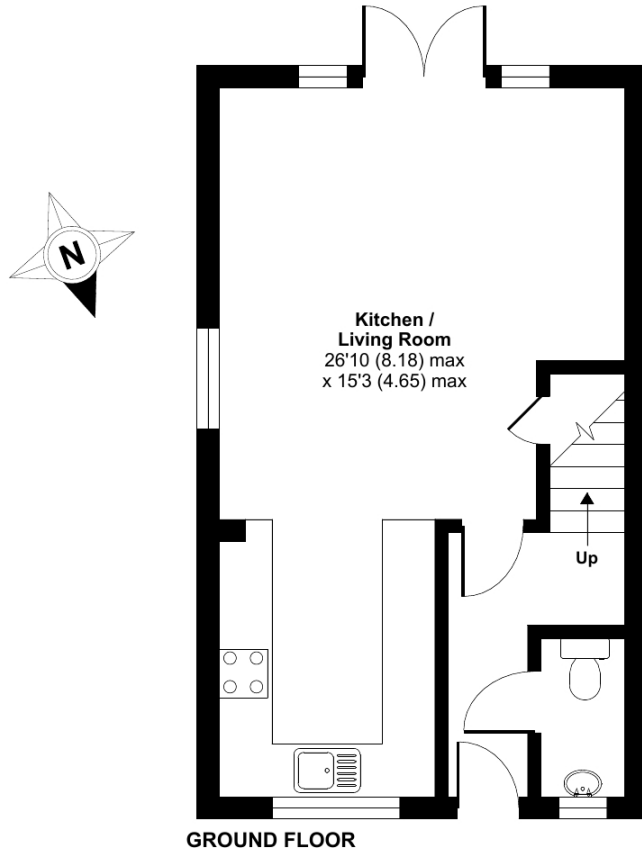
Laid to lawn with pathway to front door. External light. Driveway to side providing off road parking for 2-3 cars.

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



Approximate Area = 822 sq ft / 76.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		94
(81 to 91) B		83
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 804830



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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