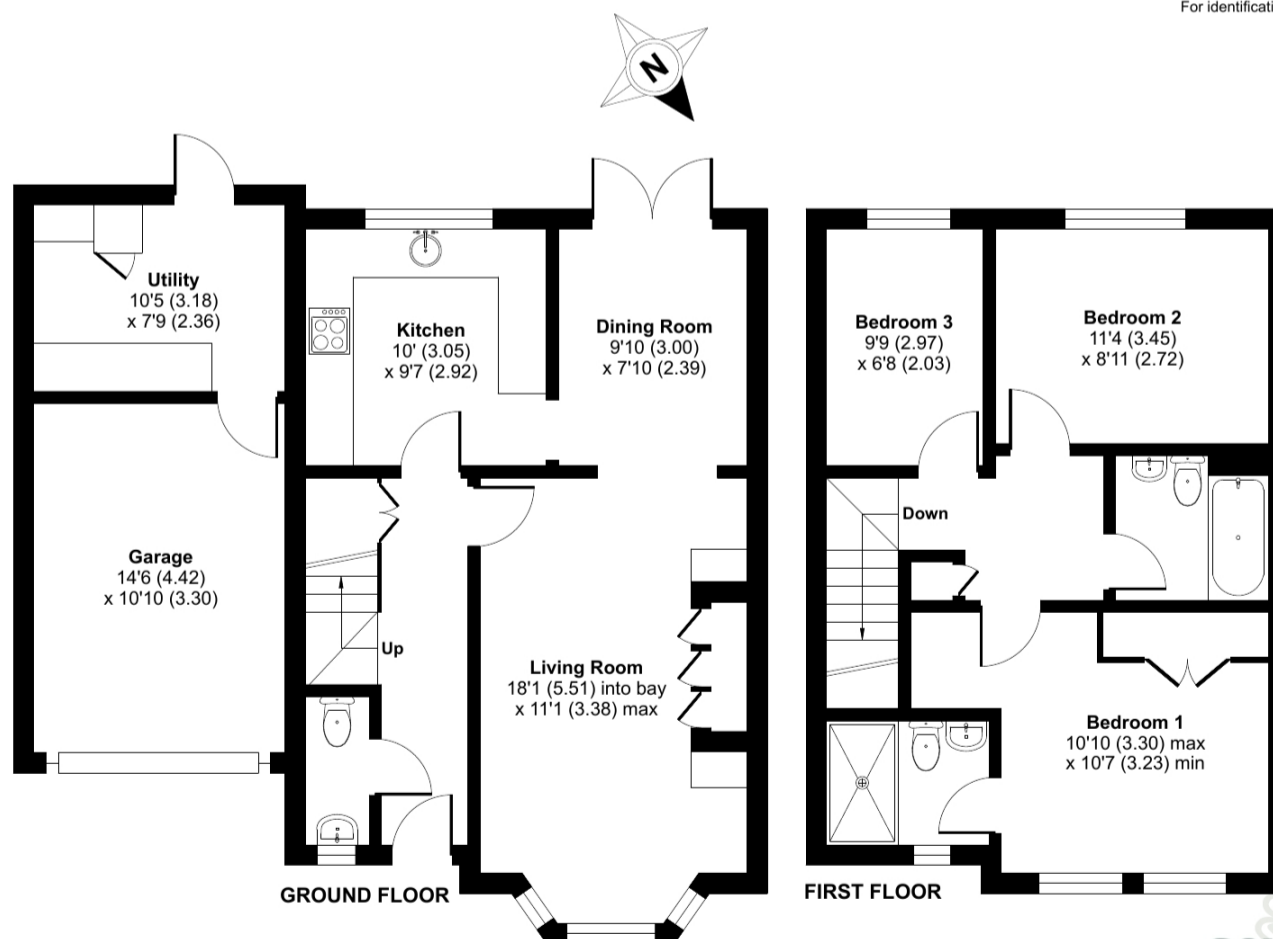




Approximate Area = 1213 sq ft / 112.7 sq m (includes garage)
For identification only - Not to scale



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

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 902819

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

This CHAIN FREE stylishly presented three bedroom home with southerly aspect rear garden offers good size family accommodation and is located within easy access of high street shops and amenities.

- Well presented - move straight in!
- Fully integrated kitchen
- Dining room with french doors opening onto the rear garden
- Master bedroom with en suite shower room
- Southerly aspect rear garden
- Partially converted garage providing utility room
- Driveway with car charging point
- Built in 2019 with NHBC guarantee remaining

GROUND FLOOR

Entrance Hall

Stairs rising to first floor with 'push close' under stairs storage cupboards. Tiled flooring. Radiator. Wood panelling to dado height. Doors into living room, kitchen and cloakroom.

Cloakroom

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

Kitchen

10' 0" x 9' 7" (3.05m x 2.92m) A range of wall and base units with complementary worksurfaces and upstands. Inset stainless steel sink with drainer and swan neck mixer tap over. Fitted electric oven & hob with glass splashback and stainless steel extractor hood over. Integrated fridge/freezer, dishwasher and washing machine. Wall mounted gas boiler enclosed in cupboard. Ceramic tiled flooring. Double glazed window to rear. Door into:

Dining Room

9' 10" x 7' 10" (3.00m x 2.39m) Double glazed french doors opening onto the rear garden. Radiator. Open plan to:

Living Room

18' 1" (into bay) x 11' 1" (max) (5.51m x 3.38m) Double glazed walk-in bay window to front with fitted shutters. Two radiators. Fitted cupboards and shelving units with space for wall mounted TV.



FIRST FLOOR

Landing

Access to partially boarded loft space with ladder. Storage cupboard. Wood panelling to dado height. Doors into all rooms.

Bedroom 1

10' 10" (max) x 10' 7" (min) (3.30m x 3.23m) Two double glazed windows to front. Radiator. Fitted double wardrobe. Door into:

En-Suite Shower Room

Suite comprising double shower cubicle, low level flush wc with concealed cistern and wash hand basin. Partially tiled walls and ceramic tiled walls. Chrome heated towel rail. Shaver point. Extractor. Obscure double glazed window to front.

Bedroom 2

11' 4" x 8' 11" (3.45m x 2.72m) Double glazed window to rear. Radiator.

Bedroom 3

9' 9" x 6' 8" (2.97m x 2.03m) Double glazed window to rear. Radiator.

Bathroom

Suite comprising panel enclosed bath with mains shower and glass side screen, low level flush wc with concealed cistern and wash hand basin. Partially tiled walls and ceramic tiled flooring. Chrome heated towel rail. Extractor.

OUTSIDE

Front Garden

Enclosed with wrought iron railings with driveway to side providing off road parking for one car. Electric car charging point. Lawn area with mature flower/shrub borders. External light.

Rear Garden

Laid mainly to lawn with patio area and mature shrubs. Gated access to side. Cold water tap. Door to utility area to the rear of the garage.

Utility Area

10' 5" x 7' 9" (3.17m x 2.36m) Forming part of the garage conversion. Base units with worksurface and acrylic splashback. Space for tumble dryer. Integrated fridge/freezer. Door into garage.

Garage

14' 6" x 10' 10" (4.42m x 3.30m) Up & over door with power/light connected. Roof void storage space. Door into utility.

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

