



7, Davy Drive

Shefford,
Bedfordshire, SG17 5ZF
Offers in excess of £475,000

country
properties

'The Millow' is a beautifully presented 4 bedroom detached home with a separate study, 18ft kitchen/diner with bi-folding doors opening onto the rear garden. The property is ideally located with highly regarded schooling & countryside walks on your doorstep.

- Highly regarded 'Campton Fields' development
- Separate study - ideal for those working from home!
- Ground floor shower room
- Lanscaped sunny rear garden
- Generous 22ft garage with driveway parking
- NHBC Warranty still remaining
- A short stroll to local amenities, highly regarded schools, countryside/river walks and village pub in nearby Campton

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Ceramic tiled flooring. Doors into all rooms.

Shower Room

Suite comprising low level flush wc, pedestal mounted wash hand basin and separate shower cubicle. Radiator. Extractor. Tiled flooring.

Living Room

14' 7" x 12' 11" (max) (4.45m x 3.94m) Dual aspect with double glazed windows to side and front. Radiator.

Kitchen/Dining Room

18' 4" (max) x 12' 3" (max) (5.59m x 3.73m) A range of wall and base units with wood effect worksurfaces and upstands. Stainless steel one & half bowl sink with drainer and mixer tap over. Inset 5 ring gas hob with glass splashback and extractor hood over. Fitted eye level electric oven and grill. Integrated dishwasher and fridge/freezer. Cupboard housing gas boiler. Tiled flooring. Double glazed window to side and bi-folding doors opening onto the rear garden.

Study

11' 3" x 7' 8" (max) (3.43m x 2.34m)

FIRST FLOOR

Landing

Access to loft space. Double glazed window to rear. Doors into all rooms.

Bedroom 1

13' 2" (max) x 12' 5" (max) (4.01m x 3.78m) Double glazed window to front. Radiator. Fitted wardrobe with sliding doors. Door into:



En-Suite Shower Room

Three piece suite comprising low level wc with concealed cistern, wash hand basin and double shower cubicle. Heated towel rail. Partially tiled walls and tiled flooring. Obscure double glazed window to side.

Bedroom 2

11' 2" x 10' 0" (3.40m x 3.05m) Double glazed window to side. Radiator.

Bedroom 3

11' 2" x 8' 1" (3.40m x 2.46m) Dual aspect with double glazed windows to side and front. Radiator.

Bedroom 4

7' 11" (max) x 7' 11" (max) (2.41m x 2.41m) Double glazed window to rear. Radiator.

Family Bathroom

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

OUTSIDE

Front Garden

Laid to slate and enclosed with wrought iron railings with central pathway to front door. External light. Gated access to rear garden.

Rear Garden

Private landscaped southerly aspect rear garden laid to lawn with two raised decking areas - perfect for 'alfresco' dining. Cold water tap. Gated access to the front.

Garage

Generous size garage with up & over door and power/light connected. Eaves storage space. Personal door to rear garden. Driveway providing off road parking for 2 cars.

AGENT NOTE:

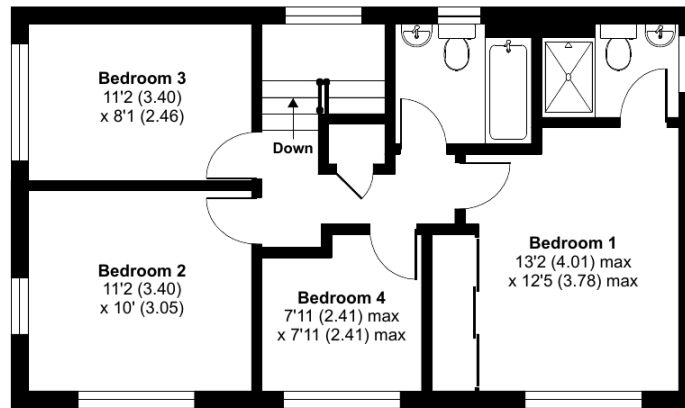
We understand there is a maintenance charge associated with this property of approx £91.00 every 6 months for the upkeep of the communal/play areas payable to First Port. We would advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

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

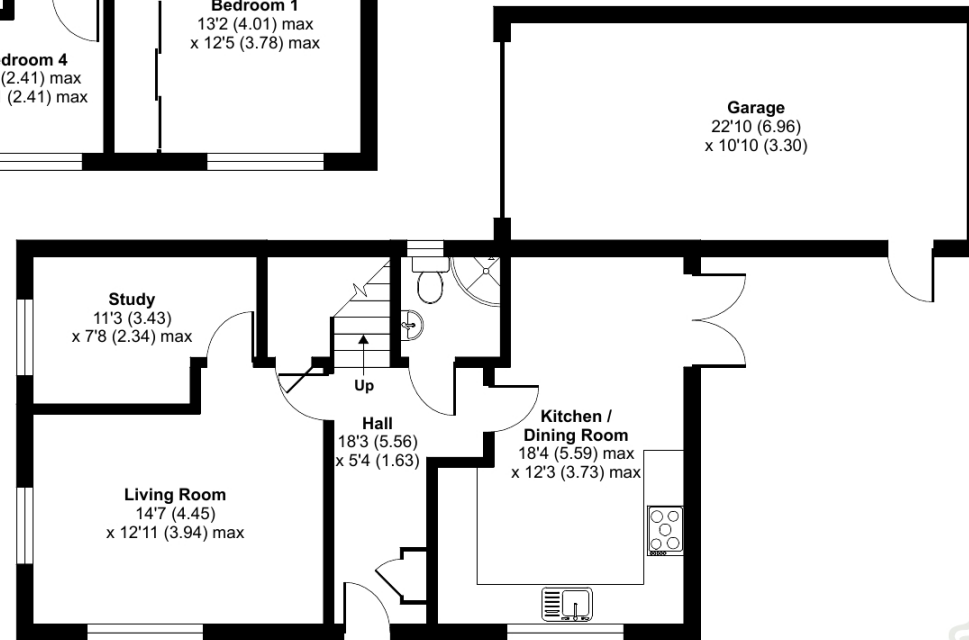


Approximate Area = 1192 sq ft / 110.7 sq m
 Garage = 247 sq ft / 23 sq m
 Total = 1439 sq ft / 133.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1001999



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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