



17, Mallard Close

Shefford,
Bedfordshire, SG17 5YS
£425,000

country
properties

Set in a small cul de sac location this 3 bedroom semi detached home is offered in superb condition throughout and boasts a private enclosed, good size landscaped garden with covered hot tub (to remain) and 15ft timber bar area.

- Master bedroom with built in wardrobes and ensuite shower room
- Stylish kitchen with integrated appliances (as stated)
- Just a short walk via New Street into Shefford town centre and local amenities
- Garage with power and light and paved driveway provides off street parking
- Just a short walk to well regarded Shefford Lower and Robert Bloomfield schools
- 9ft Conservatory with new insulated roof
- Re-fitted family bathroom

INTERNAL

GROUND FLOOR

Entrance Hall

Stairs rising to first floor. Wood effect flooring. Radiator. Doors to Living Room and Cloakroom.

Cloakroom

Low level WC and vanity wash hand basin with mixer tap over and tiled splashbacks. Heated towel rail. Obscure double glazed window to front aspect. Wood effect flooring.

Living Room

13' 10" x 13' 9" (4.22m x 4.19m) Double glazed window to front aspect. Wood effect flooring. Radiator. Under-stairs storage cupboard. Open plan to Dining Room.

Dining Room

9' 2" x 8' 8" (2.79m x 2.64m) Wood effect flooring. Radiator. Open plan into Conservatory and opening into Kitchen.

Kitchen

9' 2" x 8' 1" (2.79m x 2.46m) A range of wall and base units with roll edge worksurfaces over and upstands. Inset sink and drainer unit with swan neck mixer tap over. Built in electric oven and induction hob with glass splashback and stainless steel extractor hood over. Integrated wine cooler. Integrated microwave. Space and plumbing for slimline dishwasher. Space and plumbing for washing machine. Integrated fridge/freezer. Wood effect flooring. Double glazed window to rear aspect and double glazed door onto rear garden.



Conservatory

9' 10" x 9' 3" (3.00m x 2.82m) UPVc double glazed on brick base. Electric heater. Wood effect flooring. Double doors onto rear garden. New insulated roof.

FIRST FLOOR

Landing

Multi pane double glazed feature arched window to side aspect. Wood effect flooring. Loft access. Airing cupboard housing hot water tank and shelving.

Bedroom One

11' 7" x 10' 5" (3.53m x 3.17m) Double glazed window to rear. Built in wardrobes and overhead storage. Wood effect flooring. Radiator. Door to En Suite.

En Suite

Suite comprising shower cubicle, vanity wash hand basin and low level WC. Tiled splashbacks. Wood effect flooring. Extractor fan. Shaver point.

Bedroom Two

10' 6" x 9' 3" (3.20m x 2.82m) Double glazed window to front. Wood effect flooring. Radiator.

Bedroom Three

9' 8" x 7' 1" (2.95m x 2.16m) Feature multi pane arched double glazed window to front aspect. Wood effect flooring. Radiator.

Bathroom

Suite comprising panel enclosed P-shaped bath tub with glass side screen and mains shower over, vanity wash hand basin and low level WC. Tiled splashbacks. Heated towel rail. Extractor fan. Shaver point. Obscure double glazed window to rear aspect.

OUTSIDE

Front Garden

Paved parking. External light.

Rear Garden

Large raised paved patio area with feature lighting and fixed canopy over. Laid to artificial lawn. Hot tub to remain with fixed timber canopy over. External water tap. External power points. Gated access to front.

Bar

15' 9" x 11' 3" (4.80m x 3.43m) Timber construction bar with power and light, fixed bar, corner seating and electric heater.

Garage

Up and over door. Power and light.

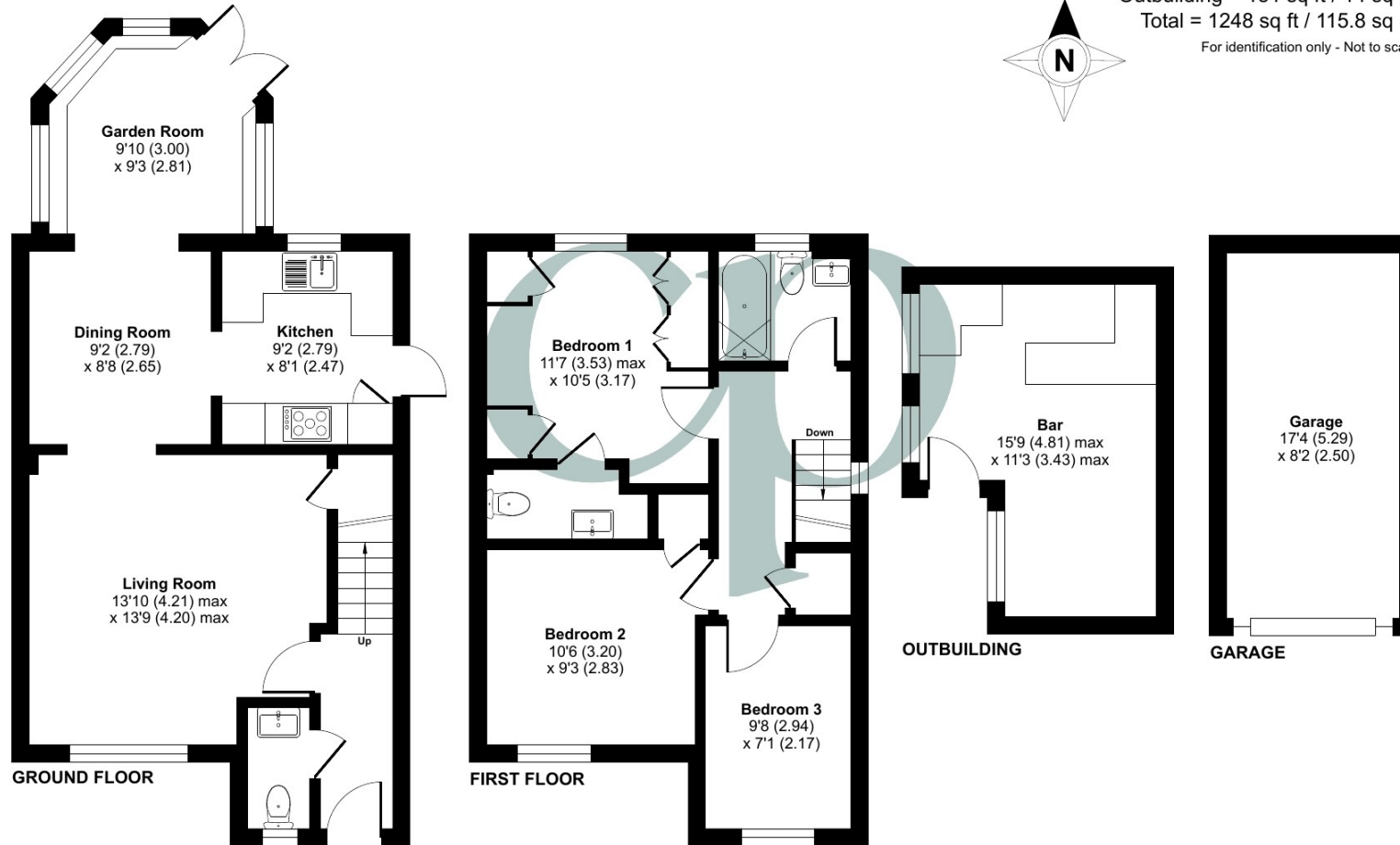
Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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



Approximate Area = 955 sq ft / 88.7 sq m
 Garage = 142 sq ft / 13.1 sq m
 Outbuilding = 151 sq ft / 14 sq m
 Total = 1248 sq ft / 115.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Country Properties. REF: 1312508

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Viewing by appointment only

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