



4, Augustus Meadow

Shefford,
Bedfordshire, SG17 5GX
£550,000

country
properties

Built in 2023 by Bovis Homes this beautifully presented 4 bedroom CHAIN FREE property occupies a quiet position with views to the front on the popular 'Hillfoot Fields' in Shefford.

Offering a spacious family friendly layout with impressive proportions, including a ground floor study and a short stroll into the heart of Shefford.

- Offered with no upward chain
- Modern kitchen/dining room with integrated appliances (as stated) and bi-folding doors opening onto rear garden
- Generous garden - perfect for those 'alfresco' summer evenings
- 10 year NHBC guarantee commenced in 2023
- A real credit to the current owners - Just move in!
- Built in wardrobes to bedrooms 1 & 2
- Garage to the rear with driveway providing off road parking
- A short stroll into Shefford town and its amenities and highly regarded schooling



GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Radiator. Tiled flooring. Doors into all rooms.

Cloakroom

Suite comprising low level wc and wash hand basin with tiled splashback. Extractor. Radiator.

Study/Playroom

11' 2" x 6' 0" (3.40m x 1.83m) Double glazed window to front. Radiator.

Living Room

16' 6" x 13' 4" (into bay) (5.03m x 4.06m) Double glazed box bay to the side with fitted shutters and double glazed french doors with sidelights, opening onto the rear garden. Radiator.

Kitchen/Dining Room

22' 6" (max) x 15' 1" (max) (6.86m x 4.60m)
Overall Measurement

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

Dining Area: Breakfast bar. Storage cupboard. Tiled flooring. Radiator. Double glazed bi-folding doors opening onto the rear garden.

FIRST FLOOR

Landing

Large double glazed window to rear. Access to partially boarded loft space with pull down ladder. Storage cupboard. Doors into all bedrooms and bathroom.



Bedroom 1

14' 9" x 10' 8" (4.50m x 3.25m) Double glazed window to front. Fitted double wardrobe.

Door into:

En-Suite Shower Room

Suite comprising double shower enclosure with shower attachment and rainfall shower, low level wc and pedestal wash hand basin. Partially tiled walls and tiled flooring. Extractor. Chrome heated towel rail. Obscure double glazed window to side.

Bedroom 2

14' 1" (max) x 11' 3" (max) (4.29m x 3.43m)

Dual aspect with double glazed windows to front and side. Built-in wardrobe with sliding doors. Radiator.

Bedroom 3

11' 2" x 7' 7" (3.40m x 2.31m) Double glazed window to side. Radiator.

Bedroom 4

10' 7" x 7' 8" (3.23m x 2.34m) Double glazed window to front. Radiator.



Family Bathroom

Suite comprising panel enclosed bath with shower over and glass side screen, pedestal wash hand basin and low level wc. Heated towel rail. Extractor. Partially tiled walls and tiled flooring. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Laid to lawn with mature shrubs, central pathway to front door. External light

Rear Garden

Laid mainly to lawn with paved patio area and footpath to rear. Electric socket. Fully enclosed with gated access onto the driveway, leading to the garage.

Garage

Single garage with roller door to front with power/light connected. Driveway to the rear of property providing parking for 2 cars. Additional visitors parking in the laybys to the side of the property.

AGENT NOTE:

We understand the management company associated with this property has yet to be set up, the vendor informs us the fee will be approximately £90 - £100 per annum.

The solar panels are owned by the vendor - more information is available on request.

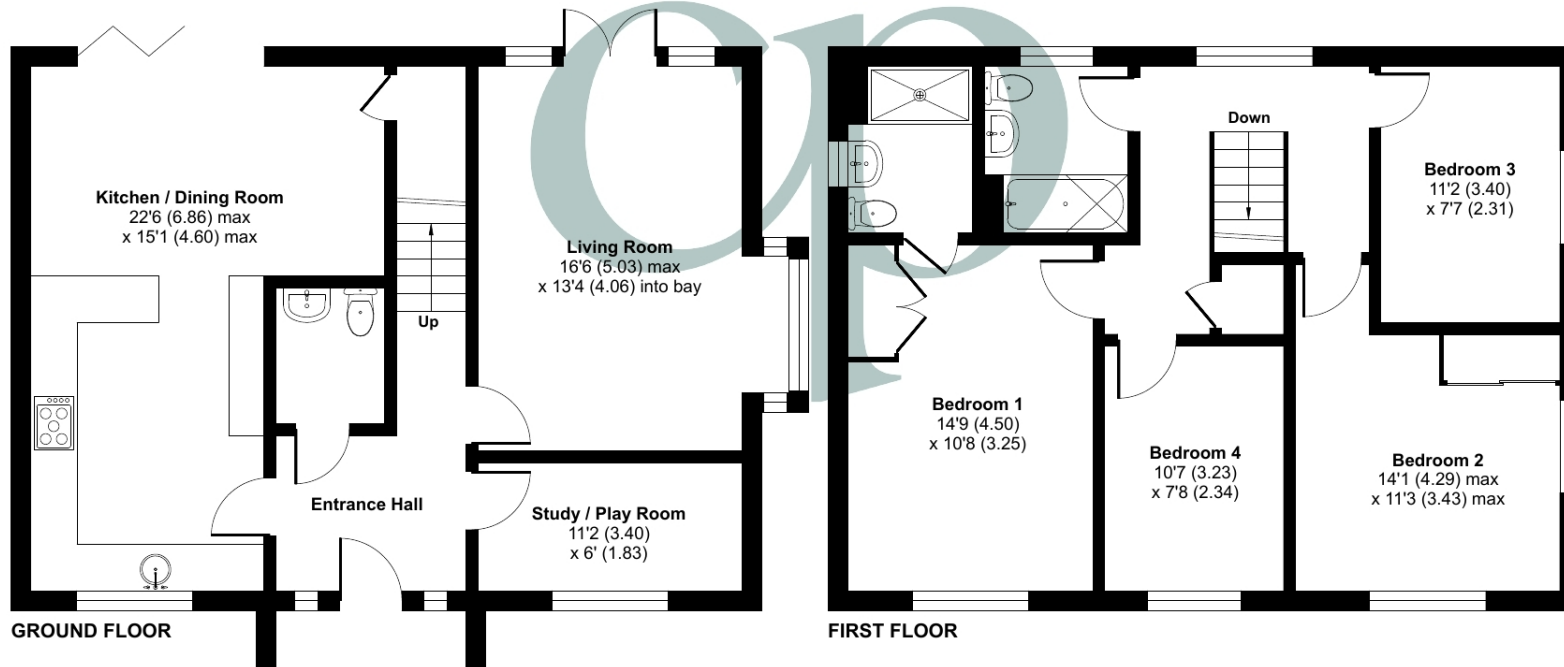
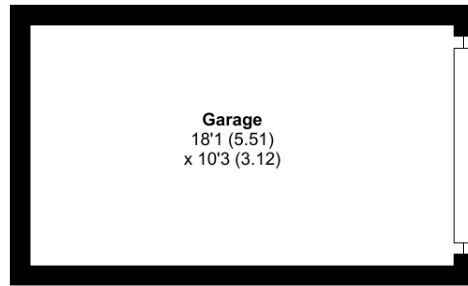
We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

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





Approximate Area = 1384 sq ft / 128.5 sq m
 Garage = 188 sq ft / 17.4 sq m
 Total = 1572 sq ft / 145.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1104064

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	100	100
(81-91)	B		
(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	

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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