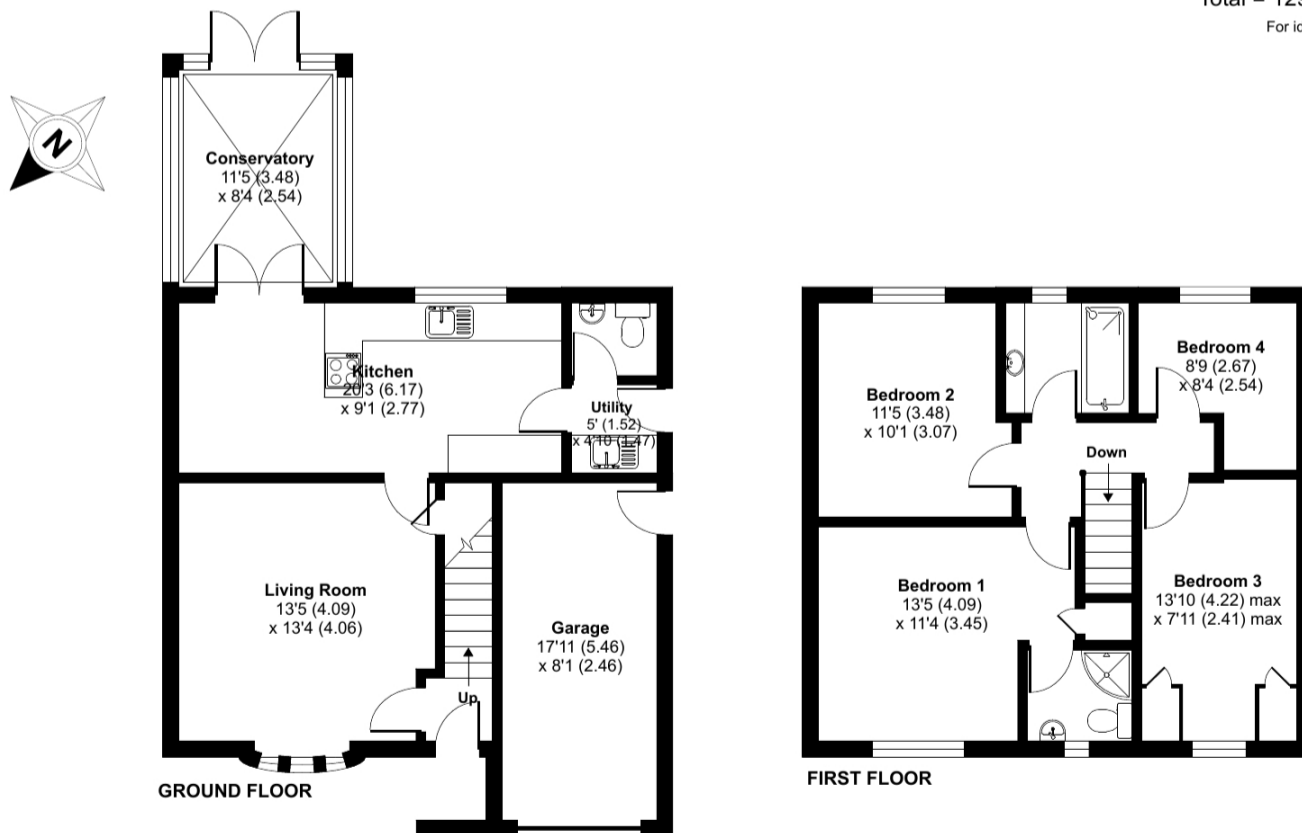




Approximate Area = 1149 sq ft / 106.7 sq m  
Garage = 145 sq ft / 13.5 sq m  
Total = 1294 sq ft / 120.2 sq m  
For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(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		86	72



RICS Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 950107



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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www.country-properties.co.uk





**\*\* OFFERS INVITED \*\*** This well presented modern 4 bedroom detached home with a garage and south facing rear garden offers spacious versatile accommodation. Situated on this popular development with only a short stroll into the market town of Shefford, its amenities and highly regarded schooling.

- Stylish & Contemporary kitchen/dining room with integrated 'Neff' appliances and granite work surfaces
- Useful cloakroom and utility room
- Master bedroom with en-suite shower room
- Contemporary bathroom
- Single garage with driveway parking to front
- Driveway providing ample off road parking
- Previous planning approval for a single rear extension - plans available on request

## Ground Floor

### Entrance Hall

Stairs rising to first floor. Radiator. Door into:

### Living Room

13' 5" x 13' 4" (4.09m x 4.06m) Double glazed bay window to front. Radiator. Understairs storage cupboard. Door to:

### Kitchen/Dining Room

20' 3" x 9' 1" (6.17m x 2.77m) A range of wall & base units with quartz worksurfaces and upstands. Inset stainless steel one & half bowl sink with water softener, drainer and swan neck mixer tap over. Built-in Neff double oven with combination microwave. Neff 5-ring induction hob with downdraught extractor fan. Integrated dishwasher and fridge/freezer. Ceramic tiled flooring. Double doors into conservatory. Door to:

### Utility Room

5' 0" x 4' 10" (1.52m x 1.47m) Wall and base units with quartz worksurfaces and upstands. Space and plumbing for washing machine. Cupboard housing wall mounted gas boiler. Radiator. Ceramic tiled flooring. UPVc part glazed door to side passage leading to both front and rear gardens. Door into:

### Cloakroom

Suite comprising low level flush wc and pedestal mounted wash hand basin. Ceramic tiled floor. Radiator. Tiled splashbacks. Obscure double glazed window to rear.



### Conservatory

11' 5" x 8' 4" (3.48m x 2.54m) UPVc double glazed construction on brick base with double doors opening onto rear garden. Oak flooring. Radiator. Air conditioning unit.

## First Floor

### Landing

Access to partially boarded loft space with ladder and light. Doors to all rooms.

### Bedroom 1

13' 5" x 11' 4" (4.09m x 3.45m) Double glazed window to rear. Radiator. Airing cupboard housing hot water cylinder with shelving. Door to:

### En-Suite Shower Room

Three piece suite comprising shower cubicle, low level flush wc and vanity wash hand basin. Tiled splashbacks. Chrome heated towel rail. Extractor fan. Obscure double glazed window to front.

### Bedroom 2

11' 5" x 10' 1" (3.48m x 3.07m) Double glazed window to rear. Radiator.

### Bedroom 3

13' 10" (max) x 7' 11" (max) (4.22m x 2.41m) Double glazed window to front plus further obscure double glazed window to side. Radiator. Two built-in storage cupboards.

### Bedroom 4

8' 9" x 8' 4" (2.67m x 2.54m) Double glazed window to rear. Radiator.

### Bathroom

Three piece suite comprising panel enclosed 'P' shaped bath with mains shower over and glass curved side screen, low level flush wc and a range of fitted cupboards with inset wash hand basin. Chrome heated towel rail. Partially tiled walls and tiled flooring. Extractor fan. Shaver point. Obscure double glazed window to rear.

## Outside

### Front Garden

Laid to lawn with block paved driveway providing parking and access to garage. Gated access to rear.

### Rear Garden

Laid mainly to lawn with large paved patio area and flower/shrub borders. Gated access to side. Personal door into garage.

### Single Garage

Up & over door with power/light. Personal door to garden.

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

