



30 Mallard Close, Shefford, Bedfordshire. SG17 5YS





3 Bedroom End of Terrace House

Guide Price £375,000 Freehold

Set in a popular estate within a cul-de-sac location in Shefford is this delightful three bed end-terrace property ready to be viewed. This property sits close to highly rate Ofsted schooling and is only a short walk to Shefford town centre and its amenities.

- Three double bedrooms
- Popular estate for families
- En-suite to master bedroom
- Carport and garage
- Well maintained rear garden
- Open plan kitchen/diner
- Cul-de-sac location
- Close to town centre
- Viewing highly recommended
- EPC rating D. Council tax band D

Ground Floor

WC:

Window to front aspect. Low level wc and wash hand basin. Radiator

Living Room:

Abt. 14' 0" x 13' 6" (4.27m x 4.11m) Light and airy living room with double doors to conservatory. Fireplace. Wood effect laminate flooring. Fitted curtains. Radiator. Entrance to:

Kitchen/Dining Room:

Abt. 16' 8" x 9' 4" (5.08m x 2.84m) Dual aspect room with patio doors to garden. Range of fitted worktops with integrated hob, oven, microwave and slimline dishwasher. Fitted curtain and roller blinds. Radiator.

Conservatory:

Upvc structure with brick base. Karndean flooring. Access to rear garden via side door and double doors

First Floor

Principal Bedroom:

Abt. 13' 8" x 11' 11" (4.17m x 3.63m) Window to rear aspect. Fitted wardrobes. Fitted blinds and curtains. Carpeted throughout. Radiator.

En-Suite:

Window to front aspect. Three piece suite comprising fitted shower cubicle with swing glass door and splashback tiling, low level wc and wash hand basin. Radiator. Fitted blinds

Bedroom Two:

Abt. 11' 11" x 9' 11" (3.63m x 3.02m) Window to rear aspect. Fitted curtains. Carpeted throughout. Radiator.

Bedroom Three:

Abt. 13' 8" x 6' 10" (4.17m x 2.08m) Window to front aspect. Fitted roller blind. Radiator.

Family Bathroom:

Window to rear aspect. Three piece suite comprising fitted bathtub with shower mounted to wall , low level wc and hand wash basin. Radiator. Fitted blinds

Outside**Rear Garden:**

Mature garden laid to lawn with paving area. Access to side and front of the garage and carport.

Agents Note:

Draft particulars yet to be approved by the vendor and may be subject to change.

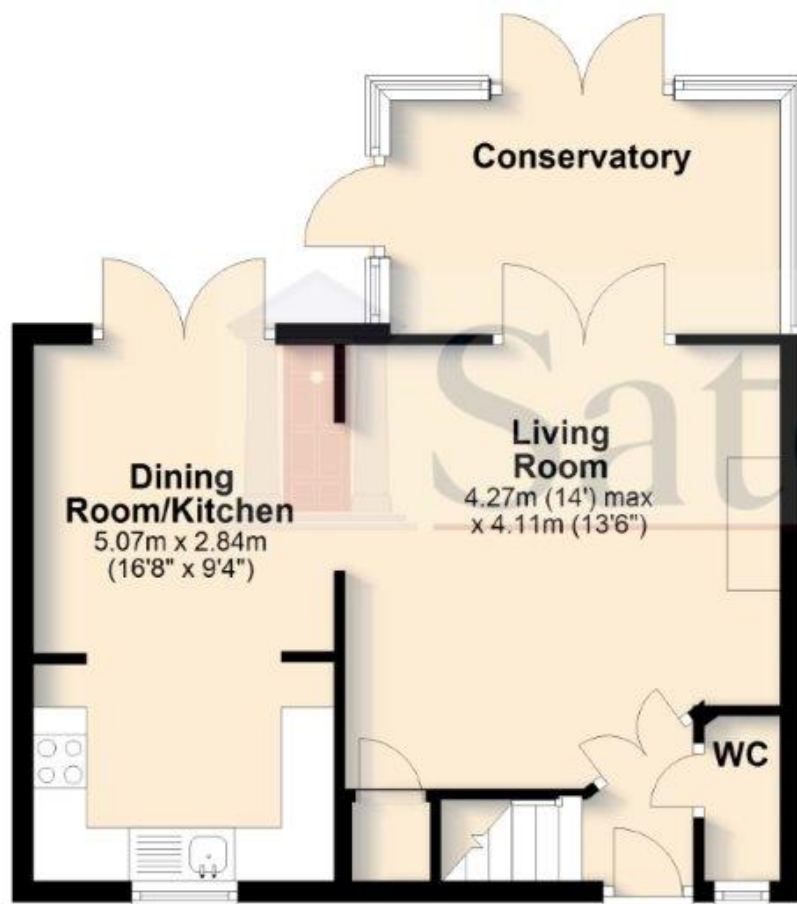




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



Ground Floor



First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.