



Elm Close, Campton, Shefford, Bedfordshire. SG17 5PE







## 4 Bedroom Detached House

### Offers in Excess of £595,000 Freehold

Satchells are proud to present this stunning Four-bedroom detached family home nestled in the sleepy village of Campton. Sitting on a large corner plot in a popular cul-de-sac, this property would be the perfect purchase for anyone looking for a home with an integrated annexe set in a beautiful village location.

- Four bedroom detached home
- Integrated annexe with shower room
- Cul-de-sac location
- Large rear garden
- Ample parking for multiple vehicles
- Beautiful countryside location
- 26ft kitchen/diner
- Dressing room and en-suite to master
- Large corner plot
- Awaiting EPC. Council tax band F

**Ground Floor:****Entrance Hall:**

Wood flooring, door to WC, stairs to first floor.

**Lounge:**

Abt: 20' 4" x 12' 2" (6.20m x 3.71m) Dual aspect, wooden flooring, sliding doors to garden, brick feature wall with open fireplace

**Kitchen/Diner:**

Abt: 26' 5" x 9' 9" (8.05m x 2.97m) Open plan style, Granite worktops with integrated appliances, gas hob with extractor fan, stainless steel sink, splash back tiling, sliding doors to rear, internal access to annexe.

**Playroom/Study**

11' 6" x 9' 5" (3.51m x 2.87m) max

**Annexe Sitting Room:**

Abt: 14' 2" x 9' 1" (4.32m x 2.77m) Large room currently laid out as a study, boasts shower room next door and separate living quarters.

**Annexe Shower Room:**

Lino flooring, radiator, shower, WC, wash hand basin.

**Annexe Bedroom:**

9' 5" x 8' 1" (2.87m x 2.46m) max. Full length window/door to rear aspect. Built in wardrobe with hanging rail & shelving. Radiator.

**First Floor:****Master Bedroom:**

Abt: 13' 8" x 10' 5" (4.17m x 3.17m) Carpet, radiator, dual aspect, leading to dressing room.

**Dressing Room:**

8' 11" x 7' 2" (2.72m x 2.18m) max. Window to side aspect. Window to front aspect.

**En-Suite:**

Fitted shower with sliding door, wash hand basin, low level flush WC.

**Bedroom Two:**

Abt: 10' 5" x 9' 4" (3.17m x 2.84m) Carpet, dual fitted wardrobes, radiator.

**Bedroom Three:**

Abt: 11' 4" x 8' 4" (3.45m x 2.54m) Carpet, radiator.



**Family Bathroom:**

Tiled walls and flooring with mosaic border, fitted bath tub, wash hand basin, low level flush WC.

**Outside:****Rear Garden:**

Wonderfully private fully enclosed garden laid to lawn with some paving, surrounded by mature shrubs and trees

**Front Garden:**

Large driveway for multiple vehicles, side access to side and rear garden.

**Additional Information:****Agents Note:**

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





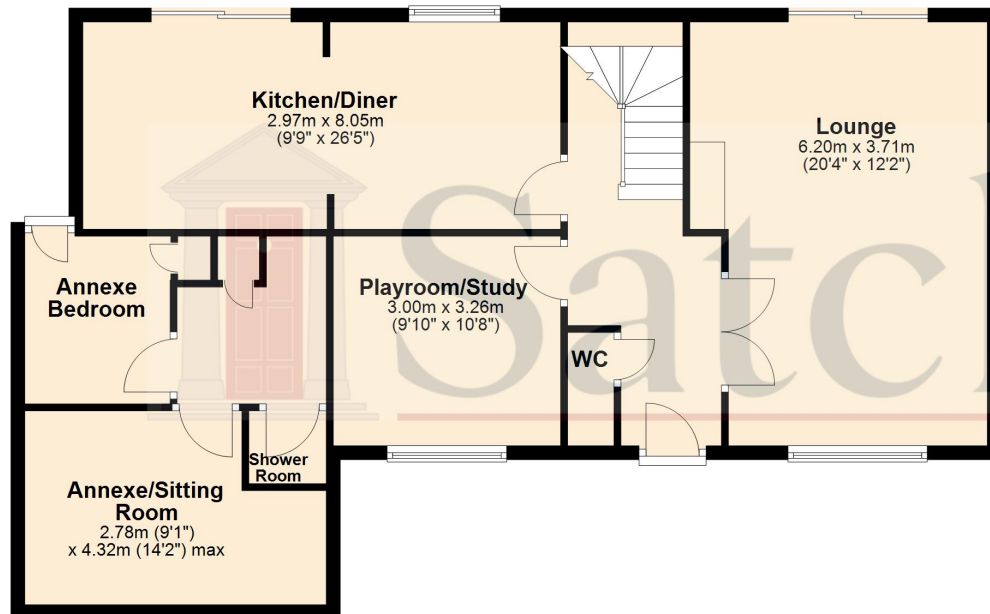


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.



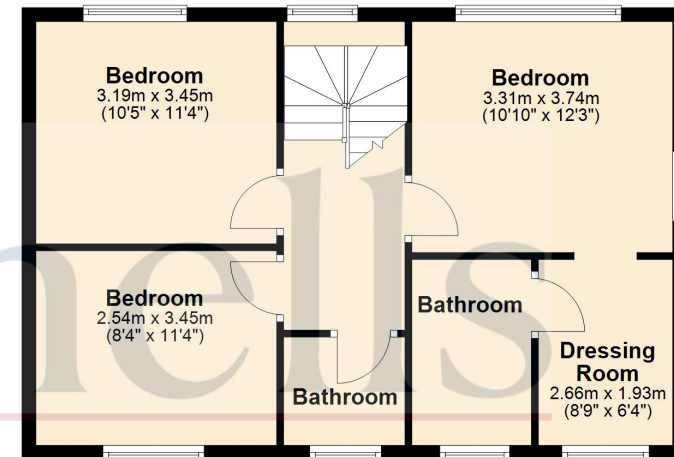
### Ground Floor

Approx. 94.9 sq. metres (1021.5 sq. feet)



### First Floor

Approx. 54.6 sq. metres (587.5 sq. feet)



Total area: approx. 149.5 sq. metres (1609.0 sq. feet)

For illustrative 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.