



COUNTRY PROPERTIES
EST. 1976
01462 811822 FOR SALE

60, Elgar Drive

Shefford,
Bedfordshire, SG17 5RA
Offers in Excess of: £400,000

country
properties

A four bedroom end of terrace town house offering over 1,400 sqft of spacious accommodation with a southerly aspect rear garden. Located in the popular, family friendly 'Composers' development close to the Millennium Green with riverside walks into the heart of Shefford.

- First floor living room with sliding doors opening onto the Juliet balcony
- Ground floor cloakroom
- Master bedroom with refurbished en-suite shower room
- Southerly aspect rear garden
- Converted garage providing study/family room
- Driveway parking to front plus additional parking in adjacent car park
- Well regarded local schooling

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Radiator. Storage cupboard – ideal for coats and shoes. Further storage cupboard. Doors into cloakroom, study/family room and kitchen/diner.

Cloakroom

Suite comprising low level wc and vanity wash hand basin. Radiator. Obscure double glazed window to front.

Study/Family Room

17' 7" x 8' 1" (5.36m x 2.46m) Double glazed window to front. Radiator.

Kitchen/Dining Room

17' 1" x 9' 9" (5.21m x 2.97m) A range of wall and base units with complementary worksurfaces over. Inset stainless steel sink with drainer and mixer tap over. Fitted Hotpoint oven. Inset 5-ring gas hob with stainless steel extractor hood over. Space and plumbing for dishwasher and washing machine. The owners have replaced both the back door and kitchen windows. Space for fridge/freezer. Two double glazed windows and door to rear.

FIRST FLOOR

Landing

Radiator. Stairs rising to second floor accommodation. Doors to living room and master bedroom.



Living Room

17' 0" (max) x 15' 11" (max) (5.18m x 4.85m)
Double glazed window and Juliet balcony with sliding patio doors to rear. Radiator. Feature fireplace with wood surround and gas fire inset.

Bedroom 1

11' 9" (into bay) x 10' 1" (max) (3.58m x 3.07m)
A range of fitted wardrobes including over bed cupboards. Double glazed box bay window to front. Door into:

En-Suite Shower Room

Refurbished suite comprising low level wc, vanity wash hand basin and separate shower cubicle. Radiator. Obscure double glazed window to side.

SECOND FLOOR

Landing

Access to partially boarded loft space with ladder and light. Airing cupboard housing hot water cylinder. Doors to all rooms.

Bedroom 2

11' 11" (into bay) x 9' 1" (3.63m x 2.77m) Double glazed box bay window to front. Radiator.

Bedroom 3

10' 0" x 8' 11" (3.05m x 2.72m) Velux window plus further window to rear. Radiator.

Bedroom 4

10' 0" x 7' 10" (3.05m x 2.39m) Two Velux windows to rear. Radiator.

Dressing Room/Study

6' 7" (max) x 6' 0" (max) (2.01m x 1.83m)

Family Bathroom

Three piece suite comprising panel enclosed bath with shower over, low level wc and pedestal wash hand basin. Radiator. Velux window to front.

OUTSIDE

Front Garden

Driveway to front providing off road parking for 1 car, with additional parking in adjacent car park.

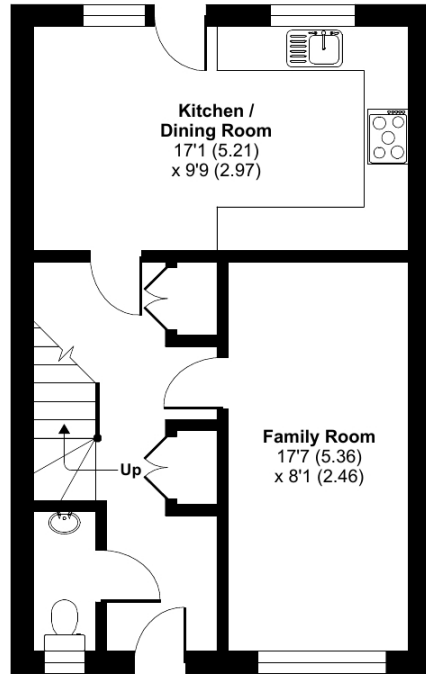
Rear Garden

Southerly aspect garden laid mainly to lawn with paved patio area and various shrub borders. Plum & apple tree. Small feature pond. Gated access to parking area.

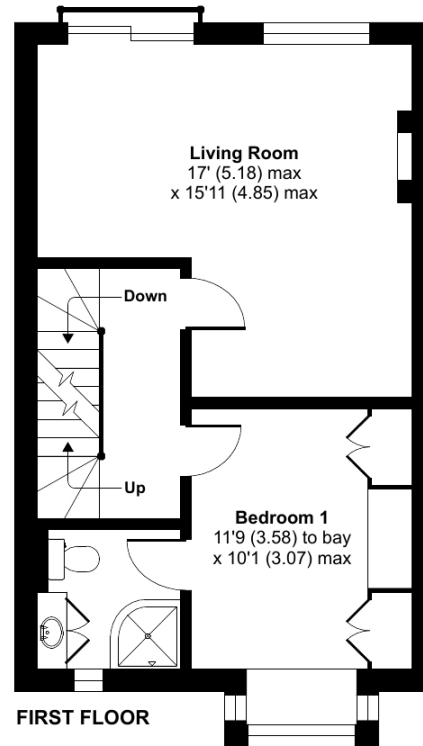


Approximate Area = 1465 sq ft / 136.1 sq m

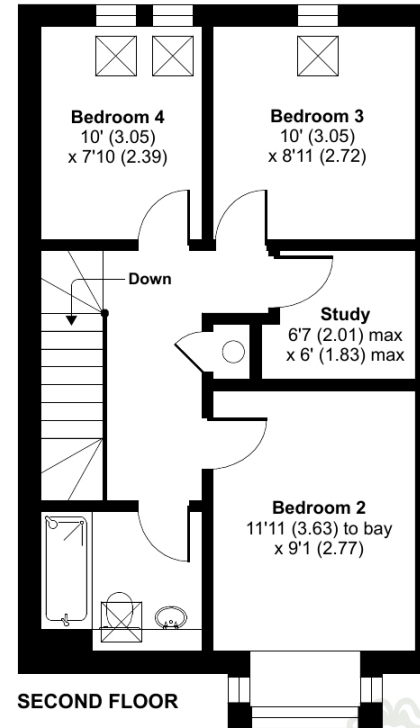
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		73
(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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1063956



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

Viewing by appointment only

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