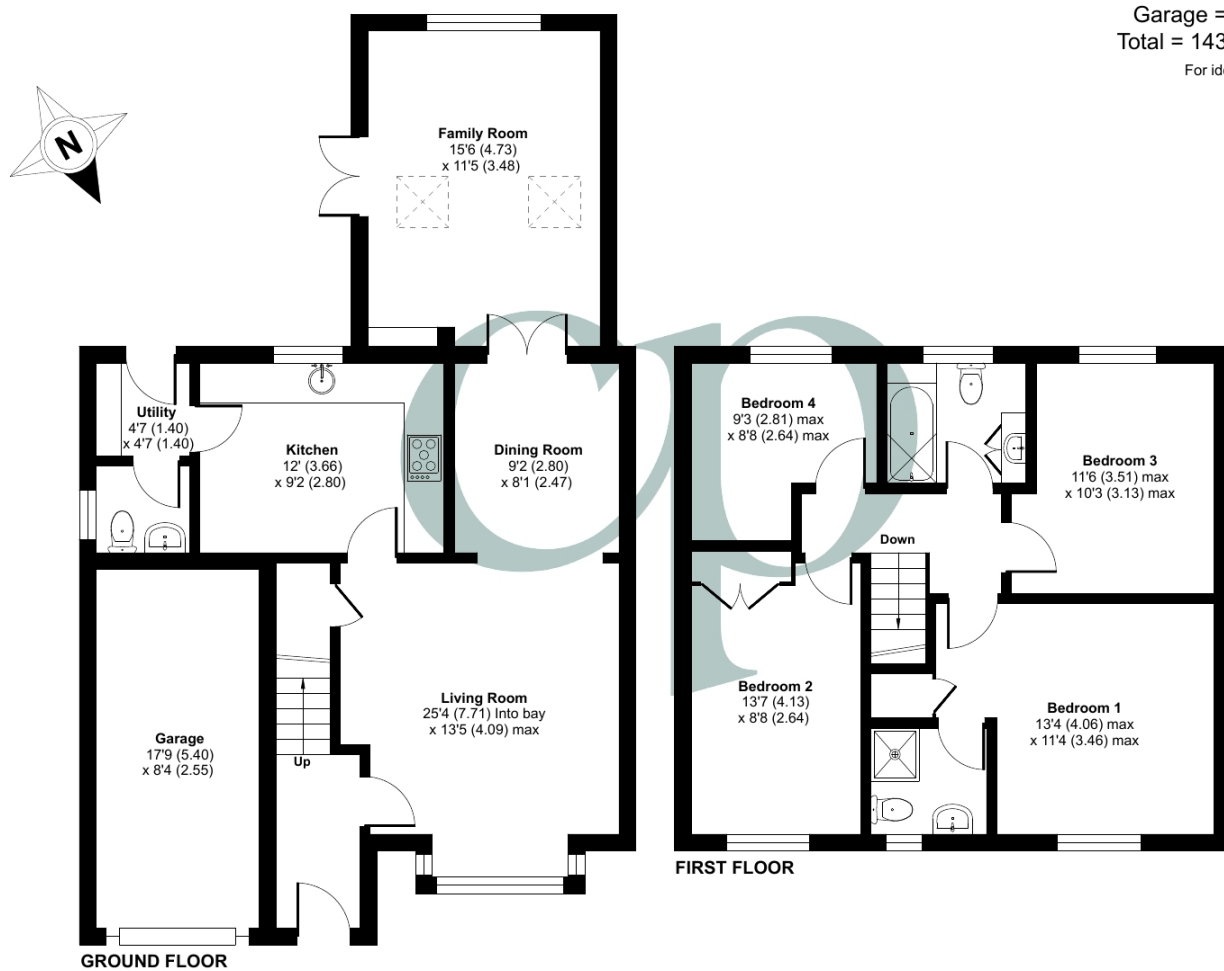




Approximate Area = 1289 sq ft / 119.7 sq m
Garage = 141 sq ft / 13 sq m
Total = 1430 sq ft / 132.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Country Properties. REF: 1269444

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

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

country
properties

Offered in superb condition throughout, this 4 bedroom detached home has been sympathetically extended to provide well presented spacious family living.

- Excellent presentation throughout – Just move in!
- Master Bedroom with en-suite
- South facing private enclosed rear garden
- Versatile accommodation with 3 reception rooms
- Just a short stroll from Shefford town centre amenities
- Useful utility room & cloakroom

GROUND FLOOR

Entrance Hall

Double glazed window to side. Tiled flooring. Radiator. Stairs raising to first floor.

Living Room

25' 4" x 13' 5" (7.72m x 4.09m) Double glazed walk in Bay window to front. Oak flooring. Radiator. Under stairs storage cupboard. Door to kitchen. Open plan to Dining room

Dining Room

9' 2" x 8' 1" (2.79m x 2.46m) Oak flooring. Radiator. Glazed double doors into Family room

Family Room

15' 6" x 11' 5" (4.72m x 3.48m) Double glazed window to rear. Oak flooring. Radiator. Double glazed double doors to side onto rear garden. Vaulted ceiling with two large Velux windows.

Kitchen

12' 0" x 9' 2" (3.66m x 2.79m) A range of wall and base units with roll edge work surfaces over and upstands. Inset stainless steel one and a half bowl sink and drainer unit fitted with swan neck mixer tap over. Built in electric oven and 5 ring gas hob with glass splashback and extractor hood over. Integrated dishwasher. Integrated wine cooler. Space for American style fridge freezer. Vertical radiator. Double glazed window to rear. Wood effect flooring. Door to utility room.

Utility Room

4' 7" x 4' 7" (1.40m x 1.40m) Wall and base units with roll edge worksurfaces over and upstands. Space and plumbing for washing machine. Wall mounted gas boiler enclosed in cupboard (serviced annually). Wood effect flooring. Door onto rear garden. Door to cloakroom.



Cloakroom

Low level concealed cistern wc. Vanity wash hand basin. Tiled splashbacks. Radiator. Wood effect flooring. Obscure double glazed window to side.

FIRST FLOOR

Landing

Loft access. Doors into all rooms.

Bedroom 1

13' 4" x 11' 4" (4.06m x 3.45m) Double glazed window to front. Radiator. Door leading to:

Ensuite

Comprising shower cubicle, vanity wash hand basin, low level wc. Fully tiled walls. Ceramic tiled flooring. Chrome heated towel rail. Extractor fan. Shaver point. Airing cupboard housing hot water tank and shelving.

Bedroom Two

13' 7" x 8' 8" (4.14m x 2.64m) Double glazed window to front. Radiator. Built in wardrobes. Obscure double glazed window to side.

Bedroom Three

11' 6" x 10' 3" (3.51m x 3.12m) Double glazed window to rear. Radiator.

Bedroom Four

9' 3" x 8' 8" (2.82m x 2.64m) Double glazed window to rear. Radiator.

Bathroom

Suite comprising panel enclosed bath with main shower over and glass side screen. Vanity wash hand basin, low level wc. Tiled splashbacks. Chrome heated towel rail. Shaver point. Extractor fan. Tiled flooring. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Paved driveway leading to garage providing off road parking for 2 cars. Laid to lawn with flower and shrub borders

Rear Garden

South facing garden laid mainly to lawn and paved patio area with mature well stocked flower and shrub borders. Security light. Water tap. Gated access to front.

Garage

17' 9" x 8' 4" (5.41m x 2.54m) Up and over door. Power and light.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries @mortgagevision.co.uk

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

