



1, Tillers Close
Shefford,
Bedfordshire, SG17 5UN
£650,000

country
properties

This five bedroom well presented detached home is a short stroll to local highly regarded schooling and the heart of Shefford. The property offers a spacious flexible layout with impressive proportions, including a separate study & family room. A true family home with great kerb appeal!

- Stylish 20ft integrated kitchen/diner with bi-folding doors opening into the family room
- Separate study - ideal for those working from home!
- 22ft garage and off road parking for 3 cars
- Easy access to A1 and Hitchin is just 9 miles away with great rail links into the city
- Five bedrooms two with en-suites
- Child friendly professionally landscaped rear garden
- Location is ideal for families as within walking distance of Shefford, its amenities & highly regarded schooling close to school



GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation with under stairs storage cupboard. Radiator. Doors into all rooms.

Cloakroom

Suite comprising low level flush wc with concealed cistern and pedestal wash hand basin. Half tiled walls and wood effect flooring. Extractor. Radiator. Obscure double glazed window to side.

Living Room

16' 2" (into bay) x 15' 3" (4.93m x 4.65m) Double glazed box bay window to front. Radiator.

Study

9' 11" x 8' 2" (3.02m x 2.49m) Double glazed window to front. Radiator.

Kitchen/Dining/Room

20' 8" x 12' 7" (6.30m x 3.84m) A range of wall and base units with complementary worksurfaces and high gloss brick effect tiled splashbacks. Inset one & half bowl sink with drainer and swan neck mixer tap over. Fitted eye level double oven & grill. Inset 5 ring gas hob with stainless steel extractor hood over. Integrated dishwasher and fridge/freezer. Wood effect flooring. Two radiators. Double glazed window and french doors with sidelights, opening onto the rear garden. Door into utility room. Oak bi-folding glazed doors opening into:

Family Room

12' 7" x 10' 5" (3.84m x 3.17m) Double glazed window to rear. Radiator. Air conditioning unit - available by separate negotiation.

Utility Room

A range of wall and base units with complementary worksurfaces high gloss brick effect tiled splashbacks. Inset stainless steel sink with drainer. Space and plumbing for washing machine and tumble dryer. Fitted microwave. Wall mounted gas boiler enclosed in cupboard. Radiator. Wood effect flooring. Double glazed door to side access.



FIRST FLOOR

Landing

Access to loft space. Doors into all rooms.

Bedroom 1

20' 4" (max) x 11' 7" (max) (6.20m x 3.53m)

Two double glazed window to front.

Radiator. Fitted wardrobes with mirrored sliding doors. Door into:

En-Suite Shower Room

Suite comprising shower double cubicle shower cubicle, low level flush wc with concealed cistern and wash hand basin. Extractor. Heated towel rail. Half tiled walls and tiled flooring. Obscure double glazed window to side.

Bedroom 2

12' 8" (max) x 12' 5" (3.86m x 3.78m) Double glazed window to rear. Radiator. Door into:

En-Suite (2)

Suite comprising double shower cubicle shower cubicle, low level flush wc with concealed cistern and wash hand basin. Extractor. Heated towel rail.

Bedroom 3

10' 8" x 9' 10" (3.25m x 3.00m) Double glazed window to front. Radiator. Fitted cupboard.



Bedroom 4

10' 10" x 9' 2" (3.30m x 2.79m) Double glazed window to front. Radiator.

Bedroom 5

10' 10" x 9' 2" (3.30m x 2.79m) Double glazed window to rear. Radiator. Air conditioning unit - available by separate negotiation.

Family Bathroom

Three piece suite comprising panel enclosed bath with shower over and glass side screen, low level flush wc with concealed cistern and wall mounted wash hand basin. Partially tiled walls and tiled flooring. Extractor. Obscure double glazed window to side.

OUTSIDE

Front Garden

Laid to shrubs with driveway providing side by side parking for 3 cars. Footpath to front door with external light.

Rear Garden

Professionally landscaped rear garden laid to artificial lawn with soft play resin patio area and mature flower and shrub borders enclosed in railway sleepers. Cold water tap. Wooden summer house to remain. Raised decked patio area. Personal door to garage. Retractable awning - available by separate negotiation. Gated access to front.

Garage

Up and over door to front with power/light connected. Personal door into rear garden.

AGENT NOTE:

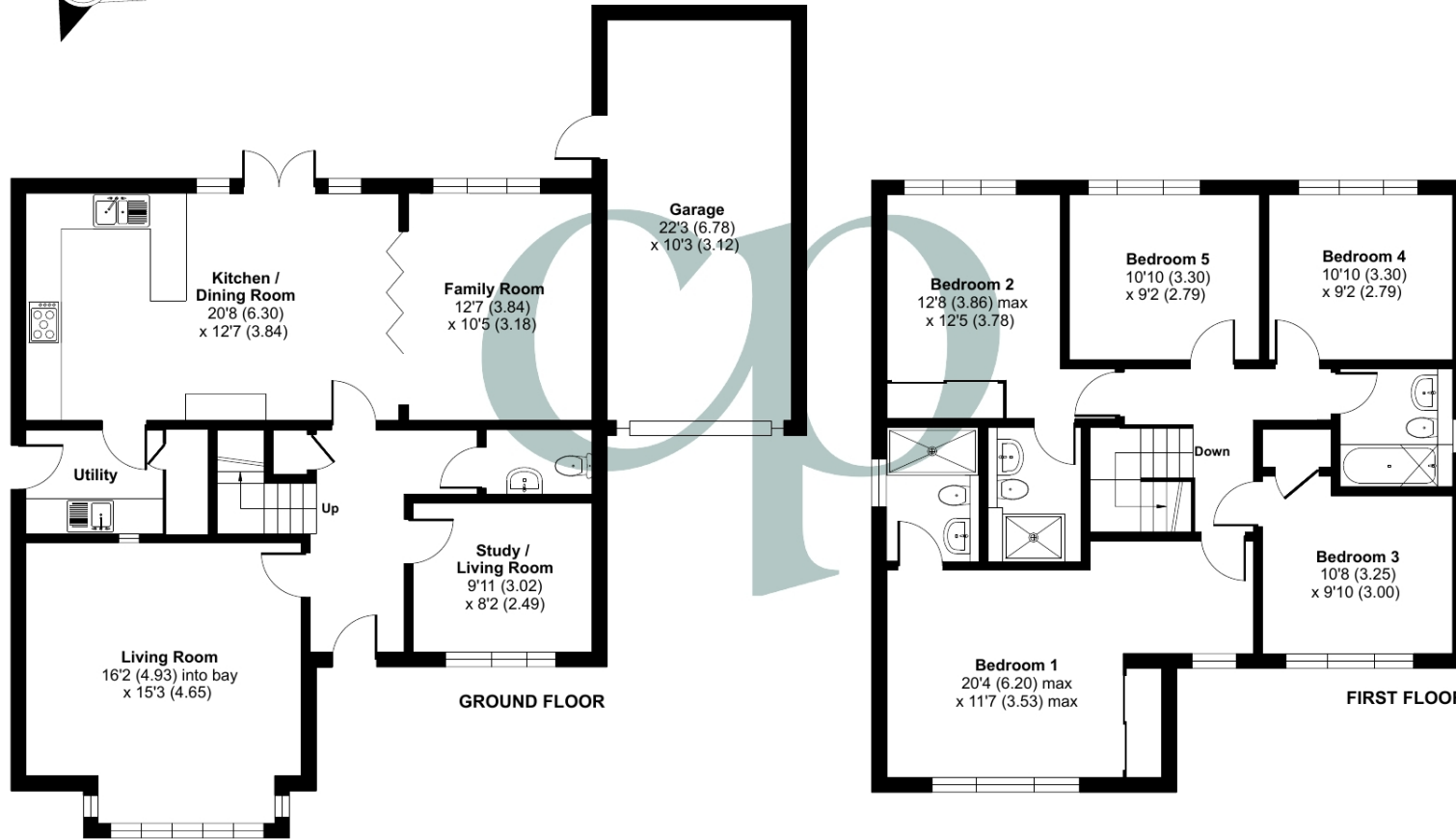
The vendor advises there is a service charge associated with this property of £150 per annum, we advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

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

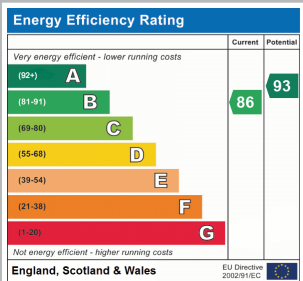




Approximate Area = 1830 sq ft / 170 sq m
 Garage = 227 sq ft / 21 sq m
 Total = 2057 sq ft / 191 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Country Properties. REF: 1174222



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

Country Properties | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: shefford@country-properties.co.uk

www.country-properties.co.uk

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