



Bury Road, Shefford, Bedfordshire. SG17 5AP





## 3 Bedroom Semi-Detached House £400,000 Freehold

Nestled in the serene town of Shefford, this charming three-bedroom house exudes warmth and comfort. With a spacious drive and garage, parking is always convenient. The lovely front garden welcomes you. As you step inside, a cozy lounge and dining room greets you, offering ample space for relaxation and entertainment. The three generously sized bedrooms provide peaceful retreat. Adding to the footprint is a delightful conservatory, perfect for enjoying sunny days. A utility room and downstairs WC offer convenience and practicality, catering to modern living needs. Tucked away in a quiet cul-de-sac, this home offers tranquility while remaining close to the bustling town centre, ensuring both peace and accessibility.

- NO UPPER CHAIN
- Three Bedroom home
- Well presented family home
- Large driveway and garage
- Double glazed throughout
- Gas central heating
- Utility and downstairs cloakroom
- Quiet location
- Viewing highly recommended
- Awaiting EPC - Council tax D

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

Brick paved driveway, artificial grass with seasonal planting, gates leading to garage.

**Entrance Hall:**

UPVC doors, stairs to first floor, doors to kitchen.

**Lounge:**

Abt: 13' 11" x 13' 1" (4.24m x 3.99m) UPVC double glazed window to front, gas fire with surround, radiator, carpet as fitted.

**Dining Room:**

Abt: 9' 0" x 16' 9" (2.74m x 5.11m) Sliding UPVC doors leading out to conservatory, radiator, carpet as fitted.

**Kitchen:**

Abt: 7' 2" x 10' 2" (2.18m x 3.10m) UPVC double glazed window to side, vinyl flooring, selection of base and wall units, including display cabinets. Space and connection for free standing gas cooker, extractor, one and a half sink with drainer and swan neck taps, space for fridge/freezer, UPVC double glazed obscure door and window into the utility room.

**Utility Room:**

Space and plumbing for washing machine, door to cloakroom.

**Cloakroom:**

Pedestal wash hand basin and low level WC.

**Conservatory:**

Abt: 10' 6" x 9' 11" (3.20m x 3.02m) UPVC half dwarf wall double glazed conservatory with UPVC double glazed single door out to garden, wood flooring with blinds, double doors leading to garden.

**First floor:****Landing:**

Loft hatch, UPVC double glazed window to side.

**Bedroom one:**

Abt: 13' 0" x 8' 1" (3.96m x 2.46m) UPVC double glazed window to front, fitted glass mirror wardrobes, radiator, carpet as fitted.

**Bedroom two:**

Abt: 9' 11" x 10' 9" (3.02m x 3.28m) UPVC double glazed window to front, cupboard, radiator, carpet as fitted.

**Bedroom three:**

Abt: 9' 8" x 6' 6" (2.95m x 1.98m) UPVC double glazed window to front, built in wardrobe, radiator, carpet as fitted.

**Bathroom:**

Abt: 7' 2" x 6' 4" (2.18m x 1.93m) UPVC double glazed obscure window to rear, fully tiled, bath with shower over, vanity unit with wash hand basin and low level WC, vinyl flooring.

**Outside:**

**Garden:**

Brick paved patio, borders with seasonal planting, power, outside tap.

**Garage:**

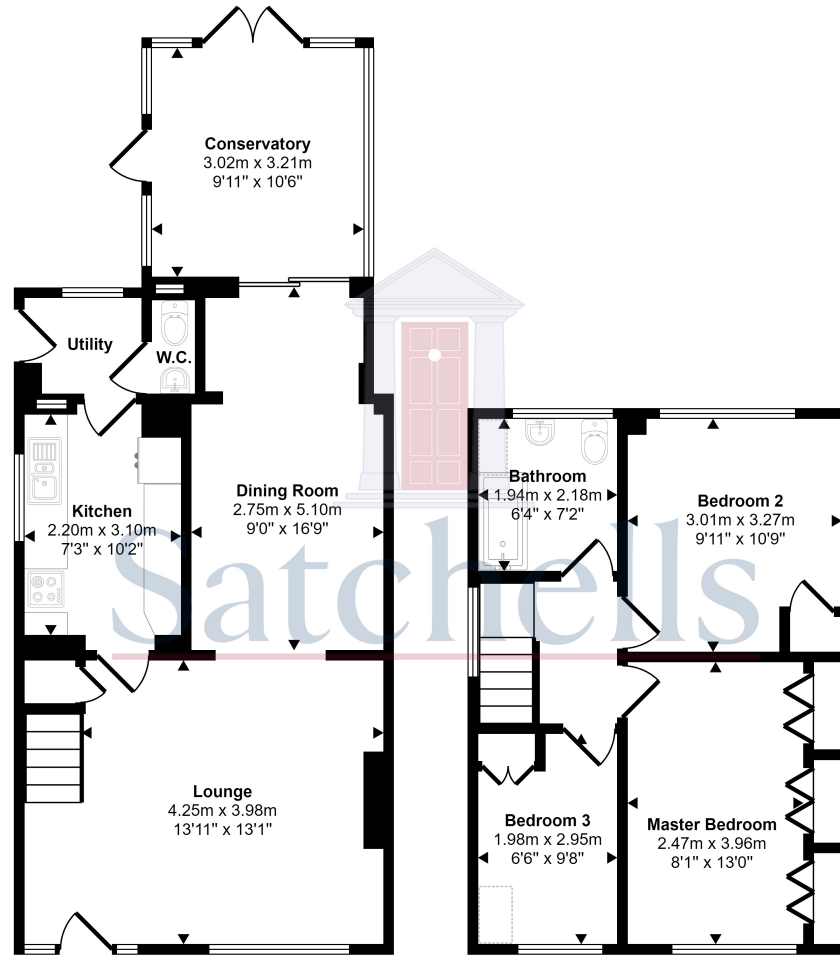
Up and over door, power.






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Approx Gross Internal Area  
94 sq m / 1014 sq ft



Ground Floor  
Approx 56 sq m / 606 sq ft

First Floor  
Approx 38 sq m / 408 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.