



1, Bentley Mews
Shefford,
Bedfordshire, SG17 5AY
Offers in Excess of **£650,000**

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properties

This beautifully presented 4 bedroom detached executive home is a credit to the current owners. The property is located within a private gated development of similar homes and only a short stroll to the heart of Shefford, with many amenities and highly regarded schooling.

- Beautifully presented throughout - just move in!
- New oak staircase and internal doors
- Bedroom 1 with ensuite bathroom
- Landscaped rear garden with accent lighting
- Living room with log burning stove
- Impressive garden room with glass façade & bi folding doors opening onto the decking area
- Re-fitted bathrooms by local TNM Signature Interiors, Shefford
- Detached garage and off road parking for three cars



GROUND FLOOR

Entrance Hall

Limestone flooring. Fitted cupboards. Doors into cloakroom. Door into:

Cloakroom

Suite comprising wc and pedestal wash hand basin. Limestone flooring. Radiator. Obscure double glazed window to side.

Inner Hall

Oak staircase with glass balustrade rising to first floor with alcove providing a study space. Fitted cupboards. Radiator. Doors into living room and kitchen/dining room.

Living Room

19' 5" x 12' 5" (5.92m x 3.78m) Dual aspect room with double glazed windows to front and side, with fitted shutters. Radiator. Feature brick fireplace with multi fuel wood burning stove inset.

Kitchen/Dining Room

22' 11" x 13' 0" (max) (6.99m x 3.96m) A range of wall and base units with granite worksurfaces and upstands. Inset black porcelain sink with waste disposal unit. Fitted eye level Neff oven and combination oven/microwave. Further Neff combination oven/microwave. Inset Neff induction hob with extractor hood over. Peninsular island with a range of fitted cupboards, under counter freezer and breakfast bar. Integrated dishwasher, fridge and wine cooler. Contemporary radiator. Limestone flooring. Double glazed French doors opening to the side with bespoke fitted shutters. Oak door into utility room. Opening to garden room.

Utility Room

A range of base units with complementary worksurfaces over. Space for washing machine and tumble dryer. Double glazed window to side with fitted shutters. Airing cupboard housing gas boiler.



Garden Room

16' 0" x 12' 0" (4.88m x 3.66m) Two windows to side and aluminium bi-folding doors opening the patio area, both with integrated blinds. Four velux windows. Porcelain tiled flooring. Gas wood burning stove. Contemporary radiator.

FIRST FLOOR

Landing

Oak staircase with glass balustrade. Velux window. Access to loft space. Doors to all bedrooms and bathroom.

Bedroom 1

13' 9" x 12' 5" (max) (4.19m x 3.78m) Double glazed window to side with fitted shutters. Fitted wardrobe with oak doors. Radiator. Oak door into:

En-Suite Shower Room

Three piece suite comprising double shower enclosure with Aqualisa rainfall shower, low level wc and vanity wash hand basin. Heated towel rail. Partially tiled walls and tiled flooring. Demisting mirror. Extractor. Velux window to side.



Bedroom 2

11' 2" x 10' 11" (max) (3.40m x 3.33m)
Double glazed window to rear with fitted shutters. Built-in wardrobes. Radiator.

Bedroom 3

11' 2" x 8' 3" (3.40m x 2.51m) Built-in wardrobe. Radiator. Double glazed window to rear with fitted shutters.

Bedroom 4

8' 4" x 7' 10" (2.54m x 2.39m) Velux window to side. Radiator.

Family Bathroom

Four piece suite comprising low level wc, vanity wash hand basin, double shower enclosure with Aqualisa rainfall shower and freestanding bath. Partially tiled walls and tiled flooring. Heated towel rail. Velux window to side.

OUTSIDE

Front Garden

Laid to gravel with block paved area leading to the front door. External light.

Rear Garden

Raised porcelain patio area with a variety of planters and lighting. Paved pathway to the side of property with gated access to front. Ornate lighting. Further porcelain paved patio leading around to the side. Steps leading down to the lawn with a range of shrub and tree borders. Gated access to the garage.

Single Garage

Electric roller door with power/light connected. Personal door to driveway.

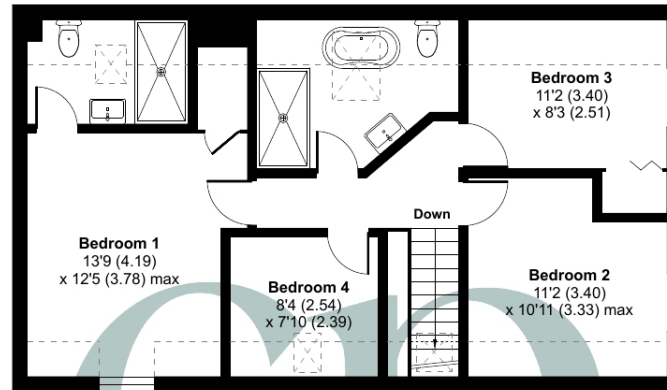
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





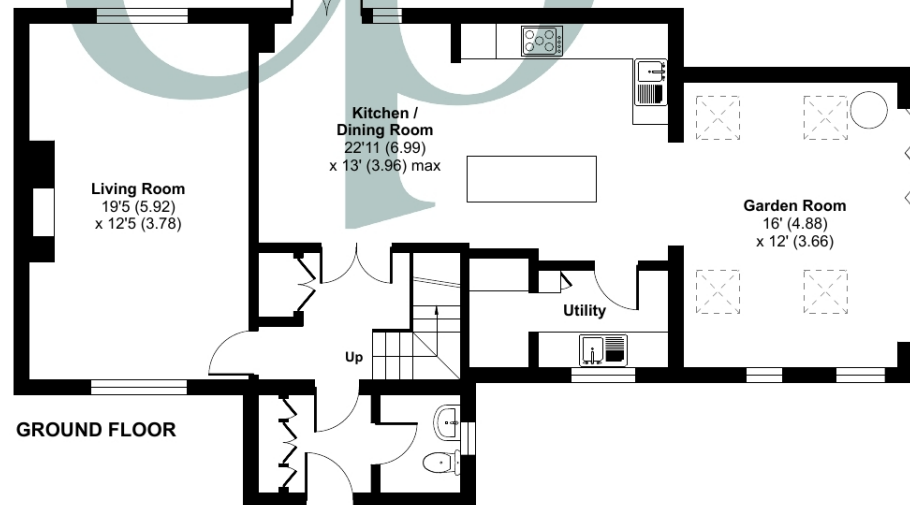
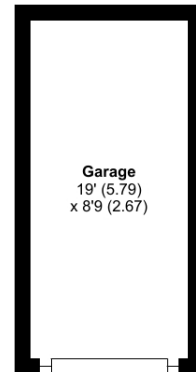
Approximate Area = 1548 sq ft / 143.8 sq m
 Limited Use Area(s) = 155 sq ft / 14.3 sq m
 Garage = 168 sq ft / 15.6 sq m
 Total = 1871 sq ft / 173.7 sq m

For identification only - Not to scale



FIRST FLOOR

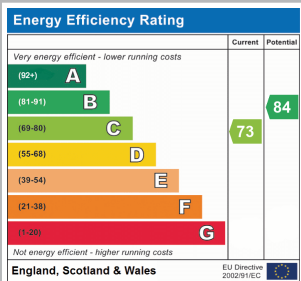
Denotes restricted head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Country Properties. REF: 1106495



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

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