



# 2, Viking Meadow

Shefford,  
Bedfordshire, SG17 5GR  
Offers in Excess of £450,000

COUNTRY PROPERTIES  
PART OF HUNTERS



This four bedroom link detached home with an attractively landscaped south westerly facing garden is set in a popular cul-de-sac location on the outskirts of Shefford and offers riverside walks to the High Street shops and amenities.

- Stylish fully integrated kitchen/diner
- Lounge with French doors opening onto rear garden
- Master bedroom with en-suite shower room & fitted wardrobes
- Attractively landscaped south westerly aspect rear garden
- Garage and driveway parking for 2-3 cars
- Popular cul-de-sac location on the outskirts of Shefford
- Riverside walks into Shefford town centre

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation. Ceramic tiled wood effect flooring. Double glazed window to front. Radiator. Doors into kitchen/dining room, living room and cloakroom.

### Cloakroom

Suite comprising low level flush wc and wash hand basin with tiled splashback. Radiator. Wood effect ceramic tiled flooring. Radiator. Large storage cupboard with shelving.

### Kitchen/Dining Room

23' 9" x 8' 1" (7.24m x 2.46m) A range of high gloss wall and base units with crystal white worksurfaces and upstands. Inset stainless steel sink with drainer and swan neck mixer tap over. Integrated dishwasher and washing machine. Breakfast bar. Fitted eye level electric double oven and combination grill. Inset induction hob with stainless extractor hood over. Integrated fridge and freezer. Ceramic tiled wood effect flooring. Radiator. Dual aspect with double glazed windows to front and rear. Door into:

### Living Room

16' 8" (max) x 11' 10" (max) (5.08m x 3.61m) Double glazed french doors opening onto the rear garden. Radiator.

## FIRST FLOOR

### Landing

Access to loft space. Airing cupboard housing wall mounted gas combination boiler. Doors to all rooms.

### Bedroom 1

13' 6" (max) x 11' 7" (max) (4.11m x 3.53m) Double glazed window to front. Radiator. Fitted wardrobes with mirrored sliding doors. Door into:



## En-Suite Shower Room

Suite comprising low level flush wc, wall mounted wash hand basin and double shower cubicle. Partially tiled walls. Heated towel rail. Extractor. Shaver point. Tiled flooring. Obscure double glazed window to rear.

## Bedroom 2

11' 3" x 10' 9" (3.43m x 3.28m) Double glazed window to rear. Fitted wardrobes with mirrored sliding doors. Radiator.

## Bedroom 3

12' 9" (max) x 9' 8" (min) (3.89m x 2.95m) Double glazed window to front. Radiator.

## Bedroom 4

10' 9" x 8' 9" (3.28m x 2.67m) Double glazed window to rear. Radiator.

## Family Bathroom

Suite comprising panel enclosed bath with shower over and folding glass side screen, low level flush wc and wash hand basin. Partially tiled walls. Chrome heated towel rail. Ceramic tiled flooring. Shaver point. Obscure double glazed window to front.

## OUTSIDE

### Front Garden

Laid to slate with mature flowers and shrubs and central paved path with step to front door.

## Rear Garden

South westerly facing garden with large paved patio area, feature circular lawn and shingled areas with mature well stocked flower/shrub borders. Shingled pathway to garage. Cold water tap. Power points. Timber shed to side of the property - to remain. Personal door into garage. Gated access to front.

## Garage

Up & over door with loft access and space/plumbing for tumble dryer. Off road parking to the front of the garage and further covered area providing overall off road parking for two cars.

## AGENT NOTE:

We understand there is a service charge of £44 payable each month for the upkeep of the communal areas - 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



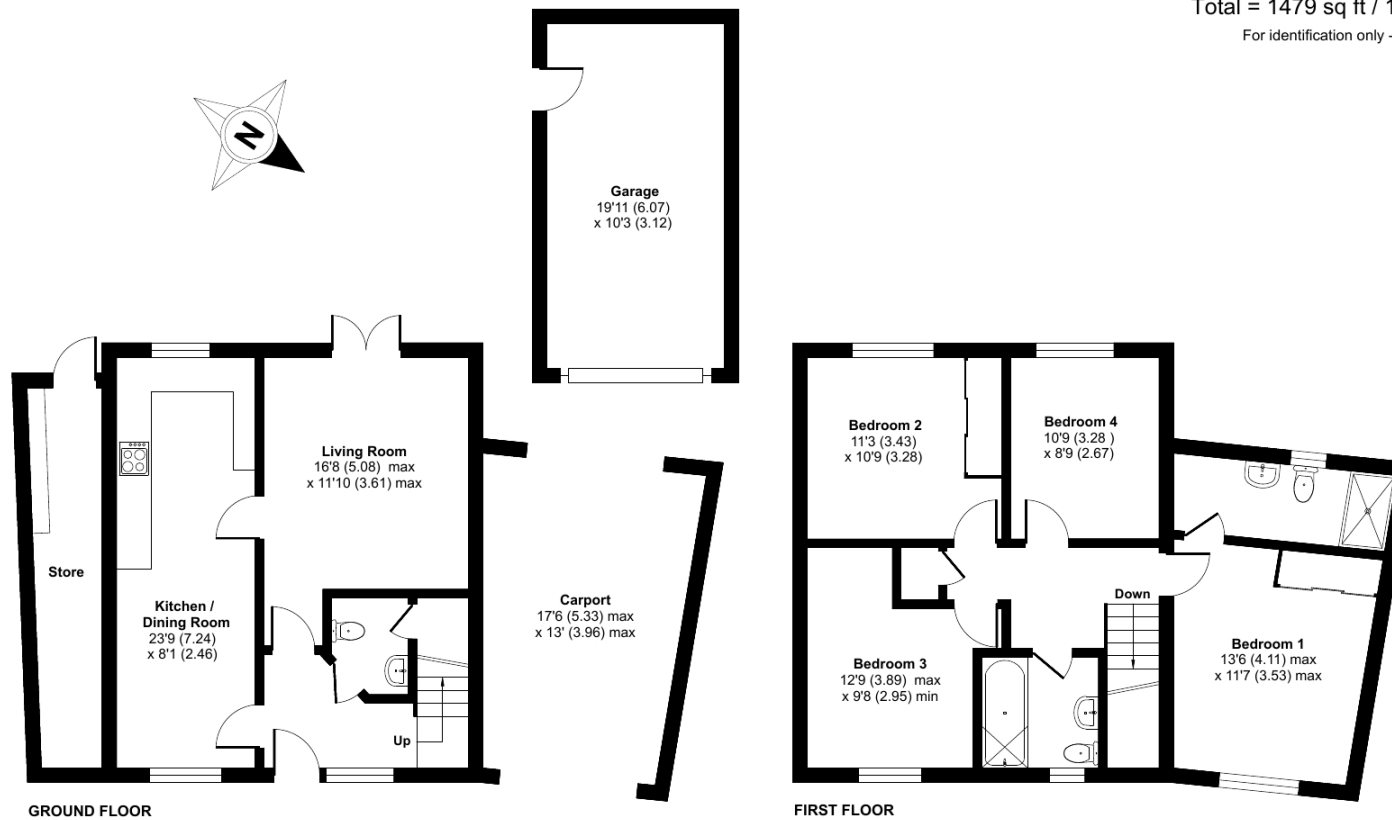


Approximate Area = 1393 sq ft / 129 sq m (includes garage & excludes carport)

Outbuilding = 86 sq ft / 8 sq m

Total = 1479 sq ft / 137 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		95
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 2022. Produced for Country Properties. REF: 872225



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](http://www.country-properties.co.uk)

