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Wynchwood Lane

Shefford,  
Bedfordshire, SG17 5XJ

Offers in excess of £650,000



Viewing by appointment only

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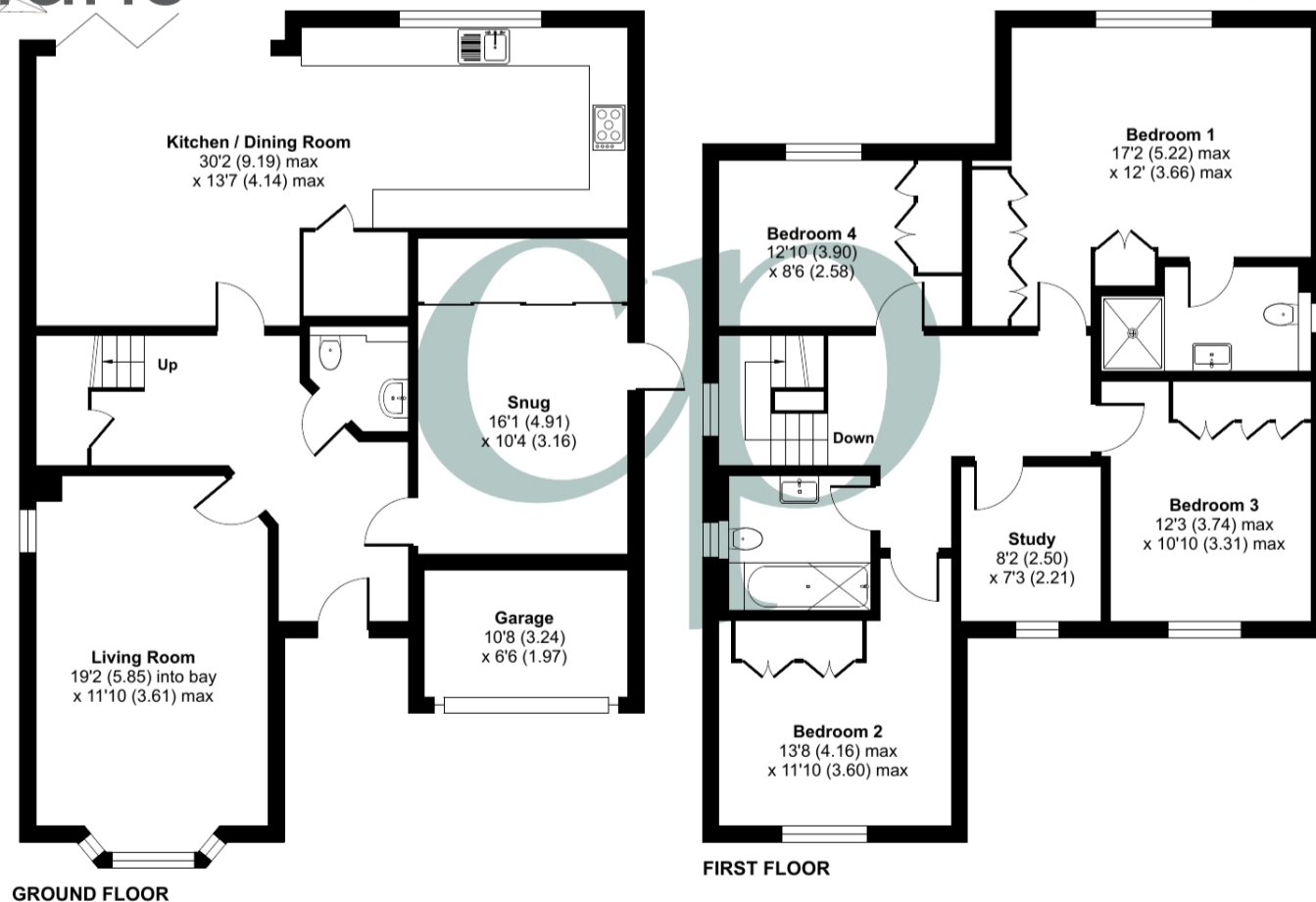
This four bedroom detached executive home with a separate study is located within a private gated development of similar homes offers over 1900 sq feet of flexible accommodation. A short stroll to the heart of Shefford, with its amenities, highly regarded schooling and countryside walks.

- Presented in "Show Home" condition - just move in
- Useful utility & cloakroom
- separate lounge plus snug/reception room 2
- South West Facing landscaped rear garden with large patio and raised deck
- Stylish 30ft Kitchen/Dining/Family Room
- 4 bedrooms plus separate study
- Underfloor heating throughout the ground floor
- Short stroll to highly regarded schooling and local amenities



## Floor Plans

Approximate Area = 1927 sq ft / 179 sq m  
 Garage = 67 sq ft / 6.2 sq m  
 Total = 1994 sq ft / 185.2 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). © nichecom 2025. Produced for Country Properties. REF: 1236773

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.



**Ground Floor**

**Entrance Hall**  
 Enter via composite door into entrance hall. Under floor heating. Karnadean flooring. Under stair storage cupboard. Doors into living room, kitchen/dining room, cloakroom and family room. Stairs rising to first floor accommodation.

**Cloakroom**  
 Low level wc, vanity wash hand basin. Part tiled. Marble effect walls and flooring. Karnadean flooring. Under floor heating.

**Living Room**  
 19'2" x 11'10" (5.84m x 3.61m) Into Bay. Double glazed bay window to front aspect. Double glazed window to side aspect. Radiator.

**Study/Snug**  
 16'1" x 10'4" (4.90m x 3.15m) Part glazed door to side aspect. Range of built-in storage cupboard, housing gas boiler. Flooring?.

**First Floor**

**Landing**  
 Obscure double glazed window to side. Oak staircase with glass balustrade. Access to loft space. Radiator. Doors into all rooms

**Kitchen/Dining/Family Room**  
 30'2" x 13'7" (9.19m x 4.14m) Double glazed window to rear aspect. Range of eye and base level units with quartz worksurfaces and upstands. Inset butler sink with boiling water mixer tap over. Integrated dishwasher and washing machine. Fitted eye level double electric oven and grill. Inset induction hob with extractor over. Integrated microwave. Space for American fridge/freezer. Integrated Sonus Audio. Karnadean flooring with under floor heating. Double glazed bi-folding doors with perfect fit blinds opening onto the rear garden. Door into Utility room.

**Utility Room**  
 Complementary wall units with quartz worksurface and upstands over. Space for washing machine. Space for tumble dryer. Karnadean flooring.



### Bedroom 1

17' 2" x 12' 0" (5.23m x 3.66m) Double glazed window fitted with day and night blinds to rear. Fitted with a range of built-in wardrobes. Door to En-suite

### En-suite

Obscure double glazed window to side. Three piece suite comprising: Double shower enclosure with waterfall shower, low level wc with concealed cistern and vanity wash hand basin. Fully tiled marble effect walls and flooring. Chrome heated towel rail. Extractor fan.

### Bedroom 2

13' 8" x 11' 10" (4.17m x 3.61m) Double glazed window to front. Built-in wardrobe. Radiator.

### Bedroom 3

12' 3" x 10' 10" (3.73m x 3.30m) Double glazed window to rear. Radiator.

### Bedroom 4

12' 10" x 8' 6" (3.91m x 2.59m) Double glazed window to front. Radiator.

### Study

8' 2" x 7' 3" (2.49m x 2.21m) Double glazed to front aspect. Radiator.



### Family Bathroom

Obscure double glazed window to side. Suite comprising tile enclosed bath with fitted TV, waterfall shower and folding glass shower screen. Low level wc and vanity wash hand basin. Extractor fan. Chrome heated towel rail. Fully tiled walls and tiled flooring.

### Outside

#### Front Garden

Driveway providing off road parking for 2 cars leading to storage area in garage. Further parking available in visitor spaces opposite. Lawned area.

#### Rear Garden

Enclosed by timber fencing and shrubs. Large paved patio area, composite decked area with covered gazebo (available by separate negotiation) leading to raised lawn area. Low level brick wall and stone borders. Shed. Gated access to side.

### Garage

Part converted to Study/Snug with storage area to front, could be converted back if required.

### Agents Note

The vendor informs us there is a service charge associated with this property of approx £30 per annum. We advise any buyer to clarify this with their conveyancer.

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