



4, Rectory Road

Campton,
Bedfordshire, SG17 5PF
£800,000

country
properties

This 4 double bedroom detached home is set back from the road with a large rear garden and an additional fantastic size plot to the rear. The property is located in the highly sought after village of Campton with countryside walks on your doorstep.

- Offered with no upward chain
- Two separate reception rooms
- Four bedrooms - all with fitted wardrobes
- Double garage and driveway parking for several cars
- Short drive to Shefford with many shops, schooling and amenities
- Lovely countryside walks close by

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Doors into cloakroom, dining room and living room.

Cloakroom

Suite comprising low level wc and pedestal wash hand basin with tiled splashback. Obscure double glazed window to front.

Living Room

22' 2" x 12' 10" (max) (6.76m x 3.91m) Dual aspect with double glazed window to front and sliding patio doors opening onto the rear garden. Two radiators. Feature brick fireplace with tiled hearth and fire inset.

Dining Room

11' 10" x 9' 0" (3.61m x 2.74m) Double glazed window to rear. Radiator. Door into:

Kitchen

12' 0" (max) x 9' 4" (3.66m x 2.84m) A range of wall and base units with wood effect worksurfaces and tiled splashbacks. Inset one & half bowl stainless steel sink with drainer and mixer tap over. Space for electric cooker. Floor standing gas boiler. Space and plumbing for dishwasher. Window and door to garage. Double glazed window to rear.

FIRST FLOOR

Landing

Double glazed window. Doors into all bedrooms and bathroom.



Bedroom 1

14' 3" x 9' 11" (4.34m x 3.02m) Double glazed window to front. Radiator. Built-in wardrobe with sliding doors.

Bedroom 2

14' 4" x 11' 6" (4.37m x 3.51m) Double glazed window to rear. Radiator. Fitted wardrobe with sliding doors.

Bedroom 3

13' 4" x 10' 10" (4.06m x 3.30m) Double glazed window to front. Radiator. Built in wardrobe with sliding doors. Vanity wash hand basin.

Bedroom 4

10' 11" x 8' 6" (3.33m x 2.59m) Double glazed window to rear. Radiator.

Family Bathroom

Suite comprising panel enclosed bath, low level wc and pedestal wash hand basin. Partially tiled walls. Radiator. Obscure double glazed windows to side and rear.

OUTSIDE

Front Garden

Enclosed with brick wall leading to driveway providing off road parking for several cars. Lawn area with mature shrubs. Gated access to rear garden.

Rear Garden

Laid to lawn with mature trees and shrubs. Gated access to front. Further large garden area to the rear.

Garage 1

17' 9" (max) x 8' 4" (5.41m x 2.54m) Roller door to front. Window to garage 2.

Garage 2

22' 0" (min) x 8' 2" (6.71m x 2.49m) Two storage cupboards. Door to kitchen and rear garden.

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

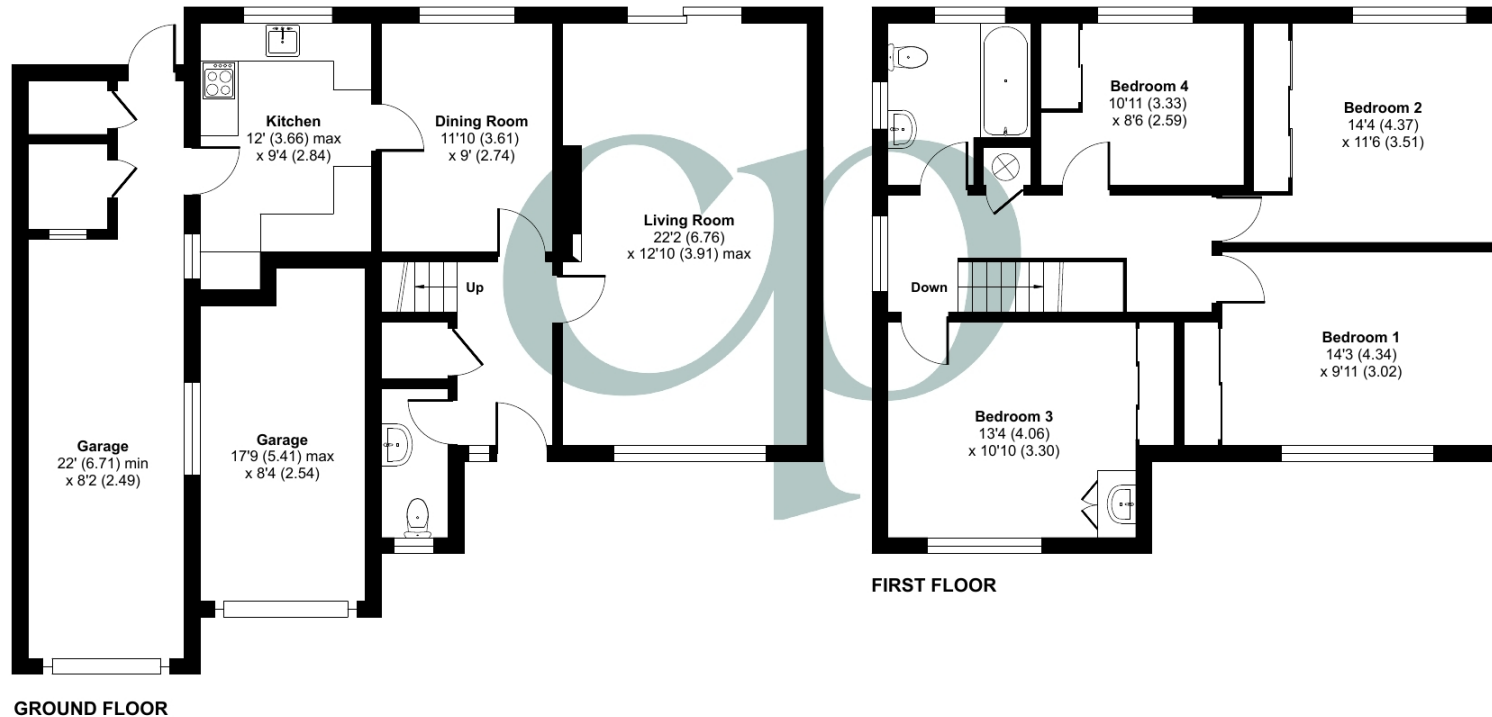


Approximate Area = 1397 sq ft / 129.7 sq m

Garage = 392 sq ft / 36.4 sq m

Total = 1789 sq ft / 166.1 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). © nichecom 2024. Produced for Country Properties. REF: 1160577

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Viewing by appointment only

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