



Bury Road, Shefford, Bedfordshire. SG17 5AP





## 3 Bedroom Semi-Detached House

### Guide Price £360,000 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 band 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:**

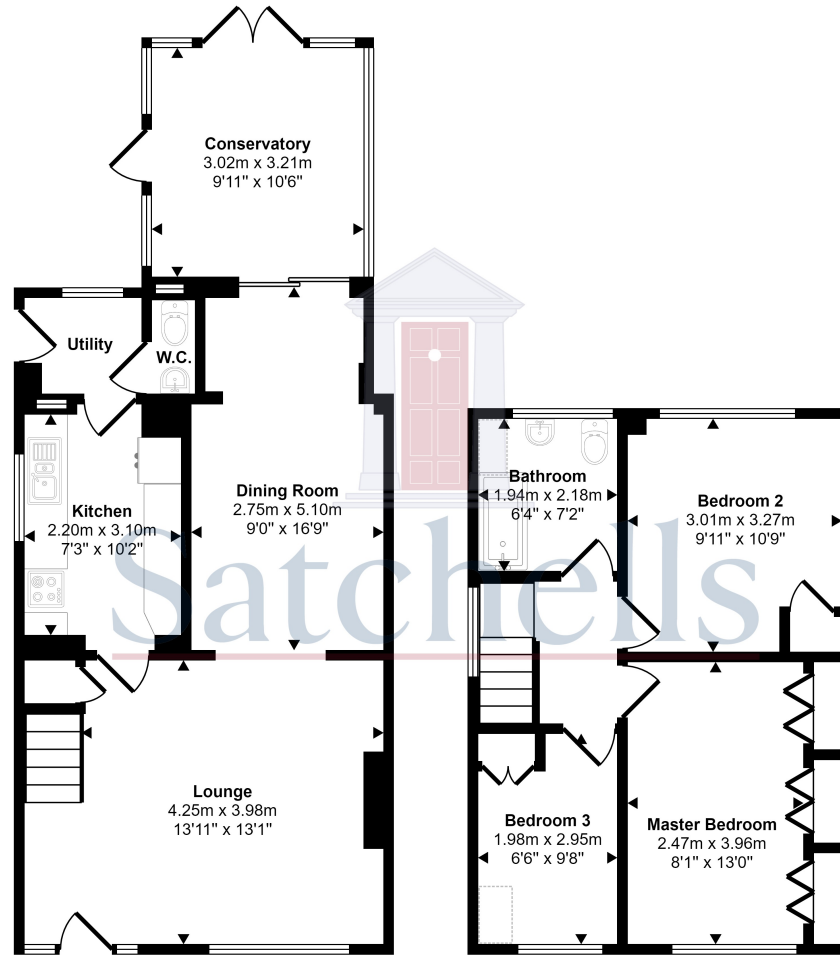
Up and over door, power.






These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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

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