



23, Shepherds Place

Shefford,
Bedfordshire, SG17 5BF
O.I.E.O £425,000

country
properties

This spacious and stylishly presented three bedroom home with a car port and driveway parking is a real credit to the current owner. The property is located within a popular cul-de-sac location close to the High street shops and amenities.

- Beautifully presented – a credit to the current owner- Just move in!
- Stylish modern kitchen with integrated appliances
- Main bedroom with stylish en suite
- Re fitted downstairs cloakroom
- Built-in 2019 with NHBC guarantee remaining

Ground Floor

Entrance Hall

Stairs rising to first floor accommodation. Wood effect flooring. Radiator. Doors into cloakroom and living room.

Cloakroom

Suite re-fitted comprising low level wc with concealed cistern and wash hand basin with vanity under and splashback. Brass effect heated towel rail. Wood effect flooring. Marble effect tiling. Obscure double glazed window to front with bespoke shutters.

Living/Dining Room

16' 5" x 16' 1" (5.00m x 4.90m) Double glazed window to rear with bespoke shutters and French doors opening onto the rear garden. Feature panelling, wood effect flooring. Media wall with shelving. Under stair storage cupboard. Opening into kitchen. Door into hallway.

Kitchen

12' 2" x 8' 3" (3.71m x 2.51m) A range of wall and base units with wood effect worksurfaces and upstands. Inset stainless steel one and a half bowl sink with drainer and swan neck mixer tap over. Fitted electric oven. Inset induction hob with glass splashback and stainless steel extractor hood over. Integrated fridge freezer and dishwasher. Wood effect flooring. Radiator. Double glazed Bay window to front. Opening into living room. Door into living room.

First Floor

Landing

Storage cupboard with shelving. Airing cupboard housing boiler. Access to loft space with light. Radiator. Loft hatch. Doors into all rooms.



Bedroom 1

14' 10" x 10' 3" (4.52m x 3.12m) Double glazed window to front with bespoke shutters. Feature wood panelling to one wall. Door into

En-suite

Suite comprising low level wc, pedestal wash hand basin and shower cubicle. Partially tiled walls. Chrome heated towel rail. Extractor fan. Wood effect flooring. Obscure double glazed window to side.

Bedroom 2

16' 1" x 12' 9" (4.90m x 3.89m) Double glazed window to front with bespoke shutters. Radiator.

Bedroom 3

12' 9" x 8' 8" (3.89m x 2.64m) Double glazed window to rear. Radiator.

Bathroom

Suite comprising panel enclosed bath with mains shower and glass side screen, low level wc and wash hand basin. Partially tiled marble effect walls. Chrome heated towel rail. Wood effect flooring. Obscure double glazed window to rear.

Outside

Front Garden

Paved pathway to front door with shingled border.

Rear Garden

Landscaped with large paved patio area enclosed with raised beds with ornate lighting. Large wooden pergola with power and light providing further decked seating area. Artificial lawn borders enclosed with railway sleepers and feature lighting. Three power points. Further covered paved area to the side. Cold water tap. Gated access to front via driveway.

Car Port

17' 10" x 10' 5" (5.44m x 3.17m) Driveway providing off road parking for 2 cars with sensored lighting.

Agents Note

The vendor informs us there is a maintenance charge associated with this property of £200 approx per annum – Warwick Estates, we advise any buyer to confirm this information with their legal representatives prior to exchange of contracts.

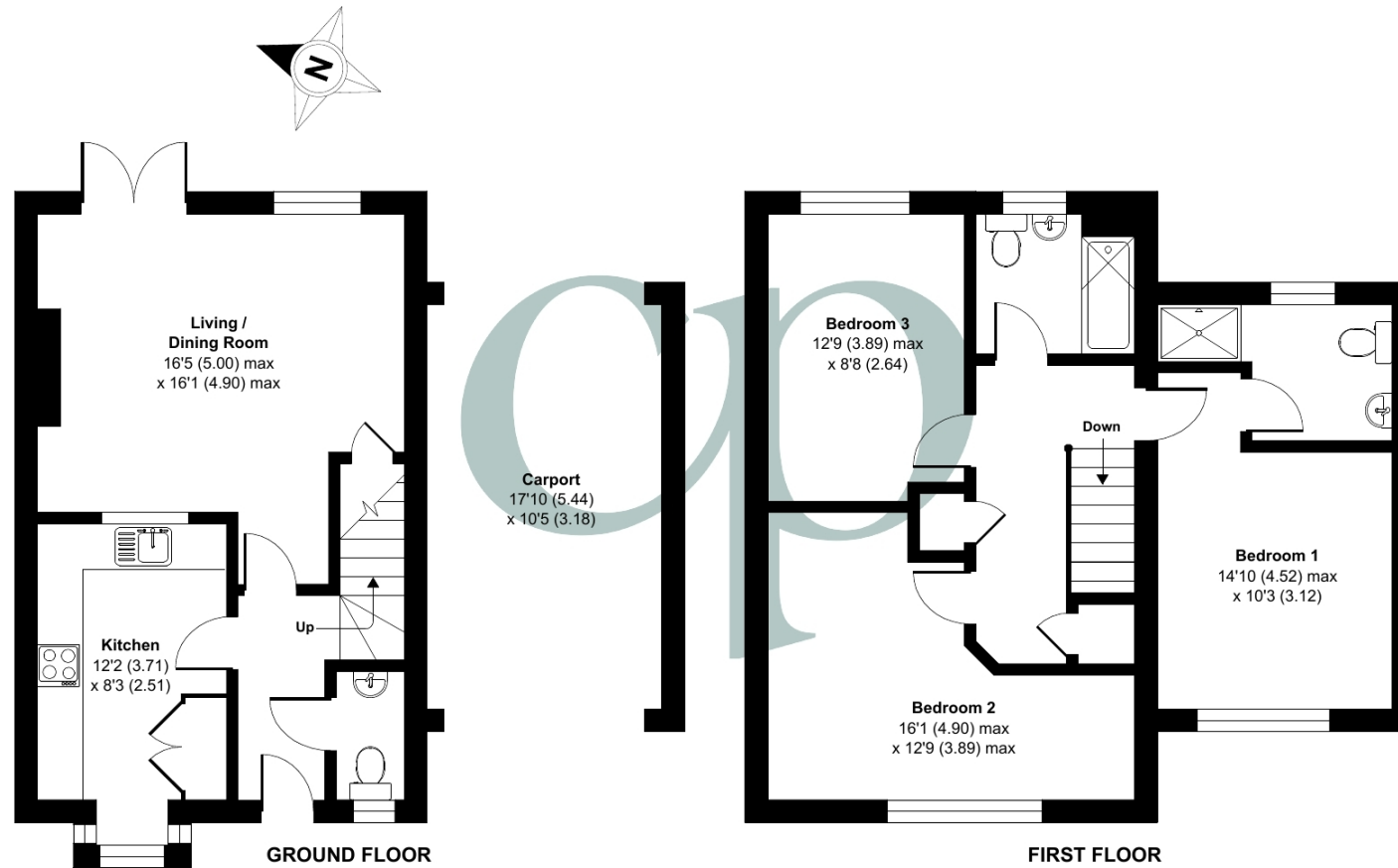
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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



Approximate Area = 1044 sq ft / 97 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | |
|---|----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | 94 |
| (81-91) | B | 84 |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1248809

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Viewing by appointment only

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