



12, Saxon Field

Shefford,
Bedfordshire, SG17 5GN
£650,000

country
properties

This beautifully presented 4 double bedroom detached home with oversized double garage and off road parking for 4 cars is situated on the desirable 'Shefford Leys' development close to the Millennium Green. Just a short stroll to local amenities and highly regarded schooling – Viewing is a must to fully appreciate all this home has to offer.

- Beautifully presented – a credit to the current owner – Just move in!
- Generous kitchen/dining room with doors opening onto the rear garden
- Separate study/family room
- Useful utility & downstairs cloakroom
- 4 double bedrooms – with built in wardrobes and 2 with ensuite
- The property is a short stroll to the millennium green providing access to countryside walks
- Double garage with ample driveway parking for at least 4 cars
- A short drive to nearby Arlesey for rail links into London

Ground Floor

Entrance Hall

Stairs rising to first floor accommodation. Tiled wood effect flooring. Radiator. Under stair storage cupboard. Coat and Shoe cupboard. Two double glazed windows to front. Doors into Living room, study, cloakroom and kitchen/dining room.

Cloakroom

Suite comprising low level flush, wc and wall mounted wash hand basin. Extractor. Ceramic wood effect tiled flooring. Radiator.

Living Room

15' 7" x 9' 11" (4.75m x 3.02m) Feature fireplace fitted with stone surround and hearth fitted with electric fire. French doors with sidelights opening onto rear garden. Two radiators.

Study

11' 10" x 6' 5" (3.61m x 1.96m) Radiator. Double glazed window to front.

Kitchen/Dining Room

22' 5" x 16' 11" (6.83m x 5.16m) A range of wall and base units with complementary worksurfaces and upstands. Stainless steel sink with drainer and shower mixer tap over. Siemens eye level double oven and grill. Induction hob with stainless steel extractor over. Integrated fridge/freezer. Integrated dishwasher. Ceramic tiled flooring. Two radiators. Double glazed window to rear. Double glazed French door onto rear garden. Door into utility room.

Utility Room

Fitted with a range of wall and base units with rolled edge worksurfaces over. Space and plumbing for washing machine. Space for American style fridge freezer. Ceramic tiled flooring. Radiator. Part glazed door to rear of property.

First Floor

Landing

Airing cupboard housing gas boiler. Access to boarded loft space. Doors to all rooms.



Bedroom 1

22' 0" x 10' 5" (6.71m x 3.17m) Dressing area with fitted wardrobes. Two radiators. Dual aspect double glazed windows to front and rear. Door leading to en-suite.

En-suite

Three piece suite comprising double shower cubicle, wall mounted wash hand basin and low level flush wc. Radiator. Extractor. Partially tiled walls and ceramic tiled flooring. Obscure double glazed window to rear.

Bedroom 2

12' 4" x 9' 11" (3.76m x 3.02m) Fitted wardrobes with sliding doors. Radiator. Double glazed window to rear. Door into en-suite.

En-suite

Three piece suite comprising double shower cubicle, low level flush wc and wall mounted wash hand basin. Radiator. Partially tiled walls and ceramic tiled flooring. Obscure double glazed window to rear.

Bedroom 3

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

Bedroom 4

Double glazed window to front. Fitted wardrobes. Radiator.

Family Bathroom

Three piece suite comprising panel enclosed bath with shower over, low level flush wc and wall mounted wash hand basin. Extractor. Heated towel rail. Partially tiled walls and ceramic tiled flooring.

Outside

Front Garden

Paved pathway to front door with large canopy porch over. Gated access to rear. Lawned area to the front of the property are maintained by the management company for the development.

Rear Garden

Westerley facing garden laid mainly to lawn with paved patio area and mature flower and shrub borders. Aluminium covered gazebo. Footpath providing gated access to front. Lower gravel patio area providing additional seating area. Large bin storage area to side.

Double Garage

Up and over doors with power/light and eaves storage space. Double width driveway providing off road parking for 4 cars.

Agents Note

There is a service charge of £459 per annum paid to Shefford Leys Management Company for the cutting of grass/hedging and maintenance of the nature reserve and all public open spaces.

We advise any buyer to confirm this information with their legal representative 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 Gross Internal Area
Ground Floor = 77.0 sq m / 829 sq ft
First Floor = 79.8 sq m / 859 sq ft
Garage = 44.6 sq m / 480 sq ft
Total = 201.4 sq m / 2,168 sq ft

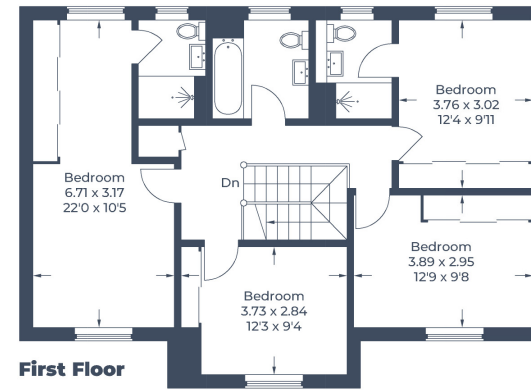
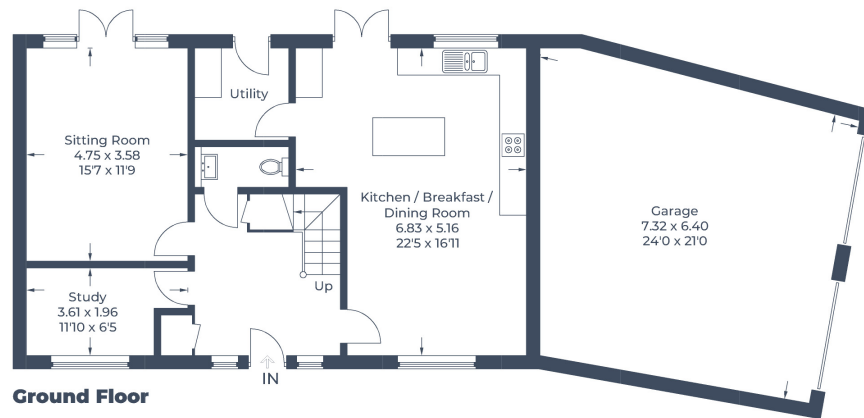


Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Country Properties

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

country
properties