



# 4, Lychfield Close

Northhill,  
Bedfordshire, SG18 9GE  
£625,000

country  
properties

Set in a small cul de sac of BRAND NEW homes this beautiful 3 bedroom DETACHED bungalow offers a fantastic balance of living space and is set in the popular village of Northhill with COUNTRYSIDE WALKS on your doorstep, yet just a short drive to the market town of Biggleswade.

- Stylish kitchen with quartz worksurfaces and Bosch integrated appliances
- Kitchen/dining/living room with bi-folding doors opening onto rear garden
- Utility room with Neff washing machine and Neff tumble dryer supplied
- Block paved driveway provides ample off road parking
- 10 year LABC builders warranty
- Just a short walk to the village public house ' The Crown at Northhill '
- We have used CGI images to demonstrate how the property could be furnished

## GROUND FLOOR

### Entrance Hall

Radiator. Doors into kitchen/dining family room, all bedrooms and bathroom.

### Kitchen/Dining/Living Room

23' 8" x 18' 8" (7.21m x 5.69m) A range of wall and base units with granite worksurfaces and upstands. Inset one & half bowl stainless steel sink with drainer and swan neck mixer tap over. Fitted Bosch eye level oven & grill. Integrated Bosch fridge/freezer. Inset Bosch induction hob with stainless steel Bosch extractor hood over. Karndean flooring. Two radiators. Triple aspect room with two double glazed windows to front, two to the side and double glazed bi-folding doors opening onto the rear garden. Door into:

### Utility Room

7' 3" x 6' 3" (2.21m x 1.91m) A range of wall and base units with granite worksurfaces and upstands. Neff washing machine and tumble dryer supplied. Karndean flooring. Wall mounted gas boiler enclosed in cupboard. Double glazed window to front and door to rear garden.



## Bedroom 1

13' 6" (max) x 12' 9" (max) (4.11m x 3.89m)  
Double glazed window to front. Radiator.

## En-Suite Shower Room

Suite comprising double shower cubicle, low level flush wc and vanity wash hand basin. Fully tiled walls and ceramic tiled flooring. Chrome heated towel rail. Extractor. Obscure double glazed window to side.

## Bedroom 2

11' 2" x 10' 7" (3.40m x 3.23m) Double glazed window to rear. Radiator. Access to loft space.

## Bedroom 3

10' 7" x 10' 7" (3.23m x 3.23m) Double glazed window to rear. Radiator.

## Bathroom

Suite comprising enclosed bath with mains shower and glass side screen, low level flush wc and vanity wash hand basin. Chrome heated towel rail. Fully tiled walls and tiled flooring. Extractor. Obscure double glazed window to side.

## OUTSIDE

### Front Garden

Lawn area and large paved driveway providing off road parking for several cars. Paved pathway to front door. Service light. Gated access to rear garden.

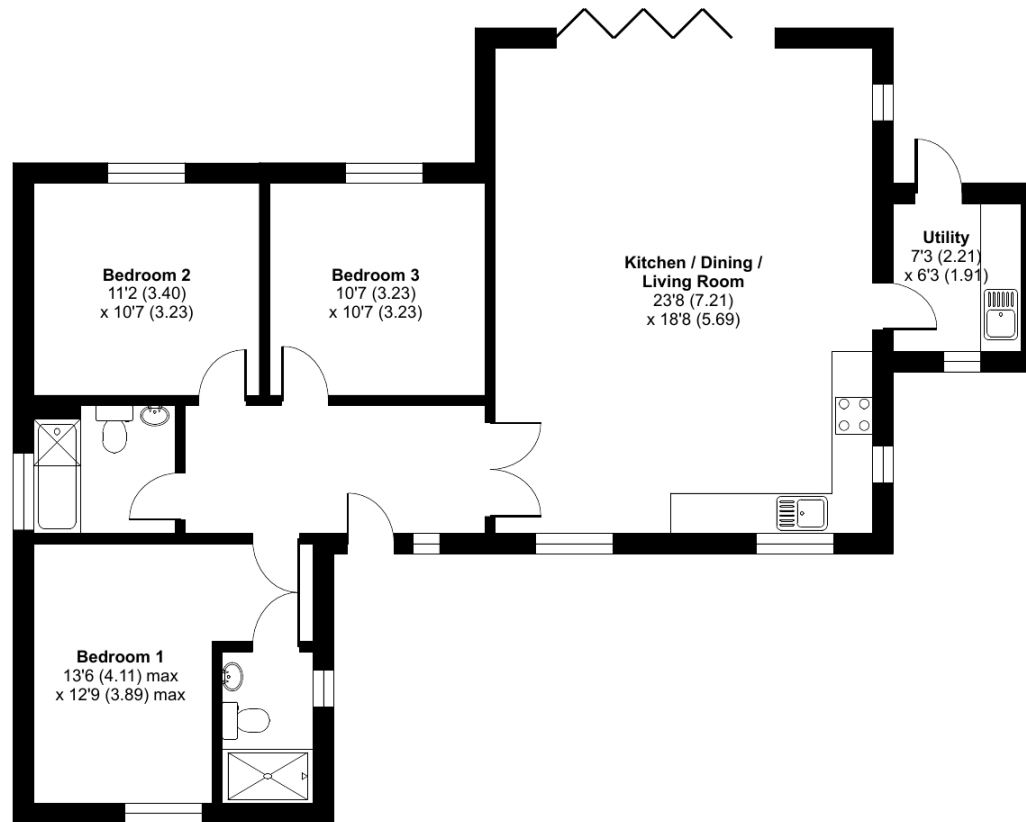
### Rear Garden

Laid mainly to lawn with large paved patio area. Fully enclosed with gated access to front.

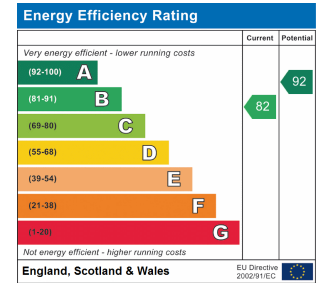


Approximate Area = 1082 sq ft / 100.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 968409



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

## 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

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