



Plot 1 Broomfield Court, Ivel Road, Shefford, Bedfordshire. SG17 5JU  Satchells



## 3 Bedroom Semi-Detached House

### Guide Price £400,000 Freehold

We are delighted to introduce Broomfield Court, a select development of just nine private, three bedroom houses situated within strolling distance of the market town of Shefford with a huge variety of shops, cafes and riverside walks on your doorstep. Built to an exacting standard with luxurious kitchens with quartz work tops, Quooker hot water tap and Neff appliances; all designed to be energy efficient with Air Source hot pumps and under floor heating.



- Plot 1 measuring approx 1130 Sq Ft GEA
- 12.5m / 40ft long and wide garden
- Parking for two cars
- EV car charging point
- Quooker hot water tap
- Under floor heating
- Energy efficient 'Air Source' heat pumps
- 10 year warranty
- Stunning quartz worktops
- Awaiting EPC. Awaiting council tax band

**Ground Floor:****Entrance:**

The front door leads to the lovely entrance hallway with a glazed staircase leading to the first floor. There is an under stairs area with a radiator. The ground floor has under floor heating using an energy efficient ground source heat pump.

**Kitchen/Family Room:**

Abt. 16' 6" x 10' 7" (5.03m x 3.23m) The kitchens are 'Chic' and contemporary with a large picture window to the front, flooding the room with light and there is ample space for a table and chairs. The units are in contrast to the quartz work surfaces and upstands. The fitted appliances include a Neff electric oven, Neff induction hob, Neff combination microwave oven and Indesit fridge/freezer and dishwasher. Matt handleless units with LED downlighters and under cupboard lighting. There is also a Quooker hot water tap.

**WC:**

Suite comprising wash hand basin and WC.

**Living Room:**

Abt. 9' 10" x 17' 8" (3.00m x 5.38m) A lovely spacious dual aspect room with an expanse of glass to the rear. The sliding doors can be opened to the left or the right depending upon how you furnish the room. All in all, a lovely bright room.

**First Floor:****Landing:**

Cupboard housing the hot water tank.

**Principal Bedroom**

Abt. 12' 4" x 10' 6" (3.76m x 3.20m) A double bedroom with a window.

**Bedroom Two:**

Abt. 14' 0" x 8' 10" (4.27m x 2.69m) A double bedroom with a window to rear.

**Bedroom Three:**

Abt. 9' 8" x 8' 5" (2.95m x 2.57m) A double bedroom with a window to rear.

**Bathroom**

A luxurious bathroom with a window to the front. Beautifully tiled with a panelled bath with a shower over and screen, heated towel rail, WC and pedestal wash hand basin.

**Outside:**

**Front Garden and Parking:**

There is parking for two cars and a car charging point. Small amount of landscaping.

**Rear Garden:**

The garden is approximately 12.5m or 40ft in length and it is also wide. There is a lovely patio across the full width of the property and pathway to the rear gated access. There will also be a metal shed to store bicycles.

**ADDITIONAL INFORMATION:**

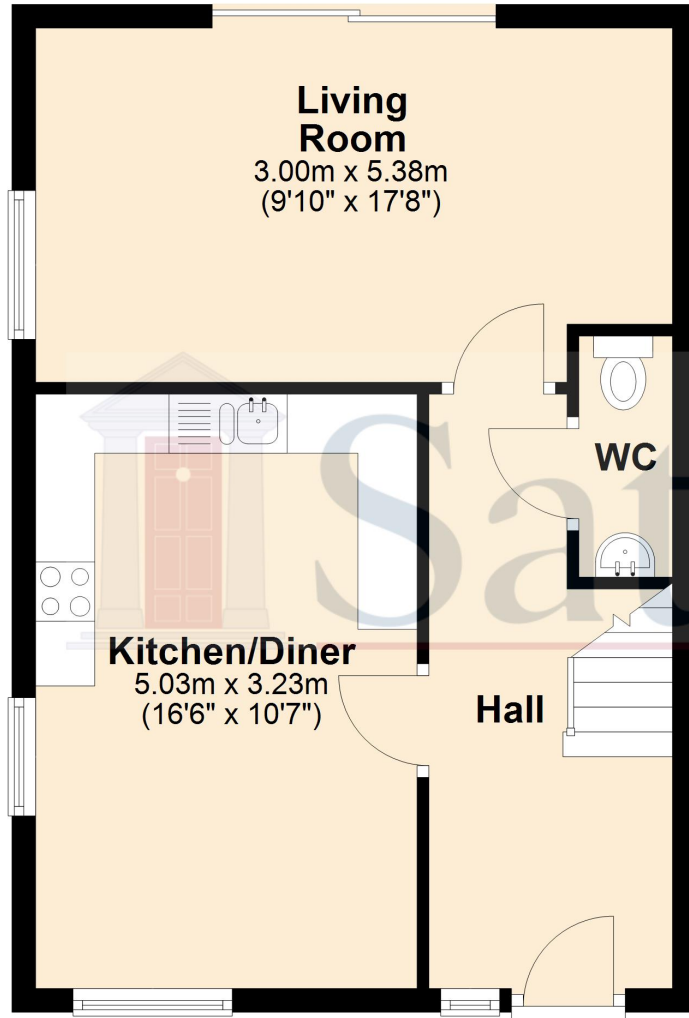
**Agents Note:**

Draft details yet to be approved by the vendor and may be subject to change.

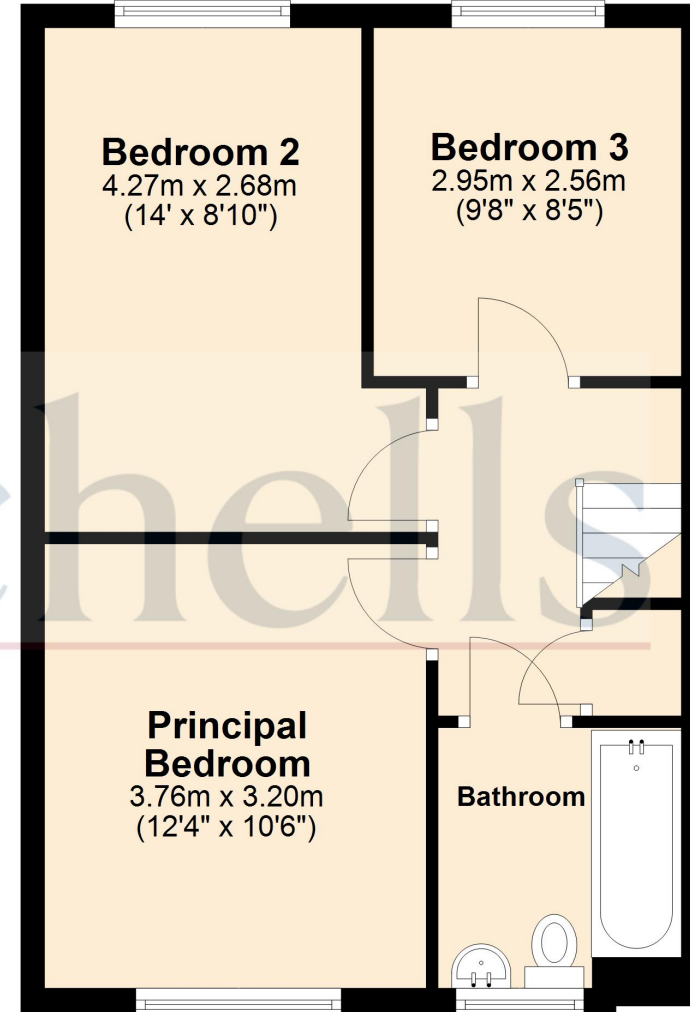
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.



## Ground Floor



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.