



16, Odell Way

Shefford,
Bedfordshire, SG17 5SW

Offers in excess of £575,000

country
properties

Built by Redrow Homes just three years ago, this beautifully presented home with four generous bedrooms is set in a quiet, tucked-away location and is offered to the market with no upward chain. Finished to an exceptional standard throughout, conveniently located close to Sheffield's range of amenities and highly regarded schooling,

- Useful utility room & downstairs cloakroom
- Four generously sized bedrooms
- Still retaining builders 10 x year warranty
- Ample off road parking with driveway and adjacent allocated paved parking for No.16
- A short drive to nearby Arlesey for fast rail links into London & Cambridge

Ground Floor

Entrance Hall

Stairs raising to first floor. Amtico flooring. Under stairs storage cupboard.

Living Room

15' 11" into bay x 10' 8" (4.85m x 3.25m) Leaded light multi pane double glazed walk in bay window to front. Radiator.

Kitchen/Diner

21' 6" x 13' 3" (6.58m x 4.04m) Fitted with wall and base units with roll edge worksurfaces over & high gloss brick effect splashbacks. Inset stainless steel one and a half bowl sink and drainer unit with swan neck mixer tap over. Eye level electric oven and grill. Built in gas hob with stainless steel splashback and extractor hood over. Integrated fridge freezer. Vertical radiator. Amtico flooring. Double glazed double doors with full height wing windows onto rear garden.

Utility Room

6' 7" x 5' 9" (2.01m x 1.75m) Base units with worksurface over, inset stainless steel sink & drainer unit with swan neck mixer tap over. High gloss brick effect splashback. Space and plumbing for washing machine & tumble dryer. Amtico flooring. Radiator. Extractor fan. Door onto rear garden & cloakroom.

Cloakroom

Low level WC, wash hand basin. Radiator. Amtico flooring. Obscure double glazed window to side.



First Floor

Landing

Loft access. Storage cupboard. Radiator. Airing cupboard housing hot water tank. Doors into all rooms.

Bedroom 1

16' 9" into bay x 10' 8" (5.11m x 3.25m) Double glazed leaded light walk in bay window. Radiator. Space for wardrobe. Door to en-suite.

En-suite

Double shower cubicle, low level WC, wash hand basin. Obscure leaded light double glazed window to side. Wood effect flooring. Chrome heated towel rail.

Bedroom 2

14' 4" x 9' 11" (4.37m x 3.02m) Double glazed leaded light window to front. Radiator.

Bedroom 3

11' 11" x 10' 8" (3.63m x 3.25m) Double glazed window to rear. Radiator.

Bedroom 4

9' 11" x 9' 9" (3.02m x 2.97m) Double glazed leaded light window to rear. Radiator.

Bathroom

Obscure double glazed window to rear. Suite comprising panel enclosed bath with main shower over and glass side screen. Low level WC, pedestal wash hand basin. Wood effect flooring. Chrome heated towel rail. Extractor fan, shaver point.

Outside

Front Garden

Paved driveway & adjacent parking provides off road parking for 4 cars. Laid mainly to lawn with raised flower & shrub border.

Rear Garden

Large paved patio area. Laid mainly to lawn with flower & shrub borders. Raised decked patio with covered roof fitted with power and light. Water tap. Power points. Gated access to front.

Garage

Up & over door. Power points. Light. Wall mounted gas boiler. EV charger.

Agents Note

The owner advises there is a service charge payable per annum of £270 per annum, we advise any interested party to take advice from their solicitor prior to exchanging 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



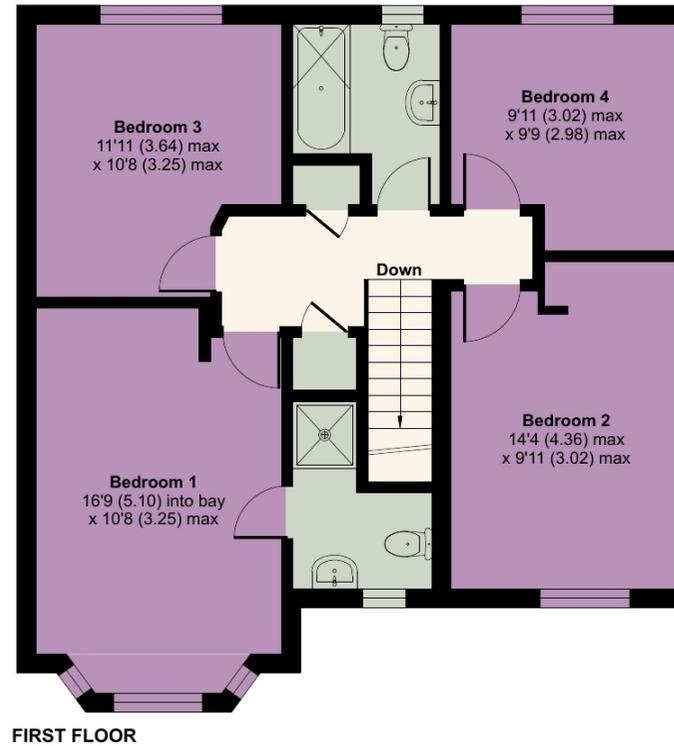


Approximate Area = 1301 sq ft / 120.8 sq m

Garage = 191 sq ft / 17.7 sq m

Total = 1492 sq ft / 138.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(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). © n̄che.com 2025. Produced for Country Properties. REF: 1349764



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Viewing by appointment only

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