



2, Cornish Close

Shefford,
Bedfordshire, SG17 5JT
£450,000

country
properties

This 3 bedroom family home situated in a small cul de sac offers versatile accommodation, featuring a stylish 16ft Kitchen/dining room. It is in a great location being just a short stroll to local shops and amenities.

- South facing garden
- A short walk to the heart of Shefford and its amenities
- No - through road location
- Spacious family living arranged over 2 floors
- Off road parking for 2 cars
- A short commute to Arlesey train station offering links into London

GROUND FLOOR

Entrance Hall

Storage cupboard. Stairs rising to first floor. Doors into cloakroom.

Cloakroom

Obscure double glazed window to front aspect. Suite comprising pedestal wash hand basin and low level flush wc. Radiator.

Kitchen/Diner

Fitted with a range of wall and base units with complementary worksurfaces over and tiled splashbacks. Inset stainless steel sink and drainer unit with swan neck mixer tap over. Built-in electric eye level oven with electric hob and extractor hood over. Integrated washing machine. Integrated fridge. Integrated freezer. Integrated dishwasher. Integrated wine cooler. Wood effect flooring. Double glazed window to front aspect. Patio doors leading to garden. Radiator.

Lounge

Dual aspect double glazed window to front and rear aspect. Double glazed patio doors onto rear garden. Media wall unit fitted with inset electric fire. Radiator. Wood effect flooring.



FIRST FLOOR

Landing

Double glazed window to front aspect. Airing cupboard. Loft access. Doors into all rooms.

Bedroom 1

Double glazed window to rear. Carpet. Radiator. Archway leading to:

En-suite

Obscure double glazed window to rear aspect. Suite comprising walk in shower. Vanity wash hand basin. Heated towel rail.

Bedroom 2

Double glazed window to rear aspect. Radiator. Wood effect flooring.

Bedroom 3

Double glazed window to front aspect. Radiator. Carpet.

Bathroom

Obscure double glazed window to front aspect. Panelled bath fitted with shower over and glass screen. Pedestal wash hand basin. Low level wc. Radiator. Ceramic tiled flooring.

OUTSIDE

Rear Garden

South facing garden laid mainly to lawn with flower and shrub borders and small patio area. Wooden garden shed. External power socket. Gated access to side parking. Off road parking for 2 cars.

Front Garden

Paved pathway to front door.

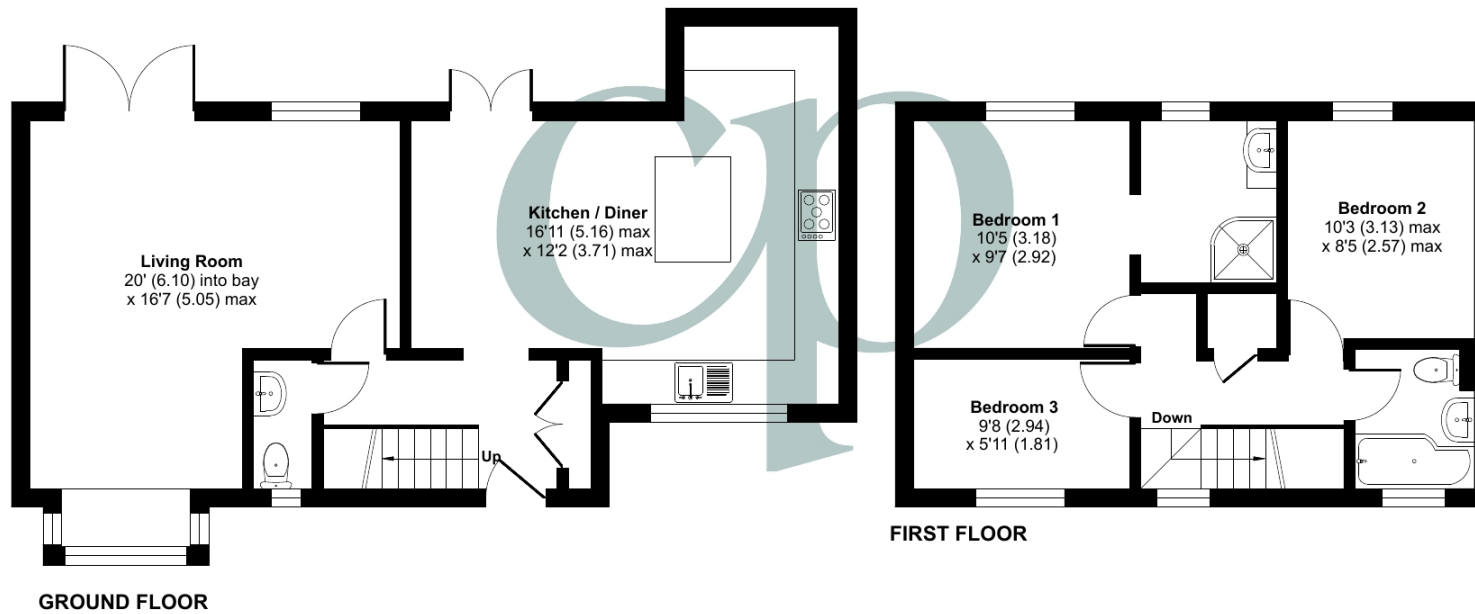
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

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



Approximate Area = 1018 sq ft / 94.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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). © n̄checom 2024. Produced for Country Properties. REF: 1208159

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Viewing by appointment only

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