



1, Eisenhower Road
Shefford,
Bedfordshire, SG17 5UP
Offers in Excess of: **£600,000**

*country
properties*

Offered in superb condition throughout this 4 bedroom extended detached home is a credit to the current owners.

Offering a family friendly layout, the property is set in a popular cul de sac location with only a short stroll to local amenities and highly regarded schooling.

- Stylish kitchen/breakfast room with peninsula island and many integrated appliances including a wine cooler
- Separate snug/home office
- Air conditioning - installed in 2021
- Block paved driveway providing off road parking for 3 cars, leading to the garage
- Beautifully presented throughout - just move in!
- Main bedroom with fitted wardrobes and en-suite shower room
- Quiet family favourite cul de sac location
- Beautifully presented - a credit to the current owners!



GROUND FLOOR

Entrance Porch

Karndeian flooring. Double glazed windows to front. Door into:

Entrance Hall

Stairs rising to first floor with under stairs storage space. Karndeian wood effect flooring. Doors into cloakroom, living room and kitchen/breakfast room. Double doors into snug/family room. Door to garage.

Cloakroom

Suite comprising low level wc and vanity wash hand basin. Radiator. Fully tiled walls and Karndeian flooring.

Living Room

16' 5" (into bay) x 10' 8" (max) (5.00m x 3.25m) Feature electric fireplace. Karndeian wood effect flooring. Air conditioning unit. Double glazed bay window to front. Radiator.

Snug/Family Room

12' 1" x 10' 8" (max) (3.68m x 3.25m) Karndeian flooring. Double doors into entrance hall. Opening to:

Dining Room

13' 1" x 12' 4" (3.99m x 3.76m) Feature electric fire. Karndeian flooring.

Radiator. Bi-folding doors opening onto the rear garden. Opening to:

Kitchen/Breakfast Room

17' 11" x 16' 7" (5.46m x 5.05m) A range of wall and base units with granite worksurfaces and high gloss brick effect tiled splashbacks. Inset 5-ring gas hob with extractor hood over. Eye level double oven and microwave. Integrated dishwasher. Full height fridge and freezer. Sink with granite drainer and swan neck mixer tap over. Peninsular island with seating and cupboards under. Integrated wine cooler. Karndeian wood effect flooring. Two velux windows. Double glazed window and door to rear garden.

Utility Area: A range of wall and base units with granite worksurfaces over. Stainless steel sink with drainer. Space and plumbing for washing machine.



FIRST FLOOR

Landing

Access to boarded loft space with ladder & light (including gas boiler and shelving). Airing cupboard. Doors to all bedrooms and family bathroom.

Bedroom 1

15' 0" x 10' 9" (4.57m x 3.28m) Double glazed window to front. A range of built-in wardrobes. Radiator. Air conditioning unit. Door into:

En-Suite Shower Room

Three piece suite comprising double shower enclosure with rainfall shower and shower attachment, low level wc with concealed cistern and countertop wash hand basin with cupboards under. Demisting mirror with light. Fully tiled walls and tiled flooring. Heated towel rail. Obscure double glazed window to front.

Bedroom 2

12' 11" x 8' 9" (3.94m x 2.67m) Double glazed window to front. Radiator. Air conditioning unit.



Bedroom 3

10' 8" x 10' 4" (3.25m x 3.15m) Double glazed window to rear. Air conditioning unit. Radiator.

Bedroom 4

10' 3" (max) x 8' 10" (max) (3.12m x 2.69m) Double glazed window to rear. Radiator.

Family Bathroom

Suite comprising wc with concealed cistern, countertop wash hand basin with a range of cupboards below and 'P' shaped bath with shower over and glass side screen. Chrome heated towel rail. Extractor fan. Fully tiled walls and tiled flooring. Demisting mirror with light. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Block paved driveway providing off road parking for 2 cars. Slate border with tree and shrubs. External light. Footpath to side providing gated access to the rear garden.

Rear Garden

Laid mainly to artificial lawn with two paved patio areas. Steps down to the side of property leading to paved area housing air conditioning unit. Garden shed to remain. External light. Enclosed with brick wall and timber fencing with pathway to side providing gated access to the front.

Garage

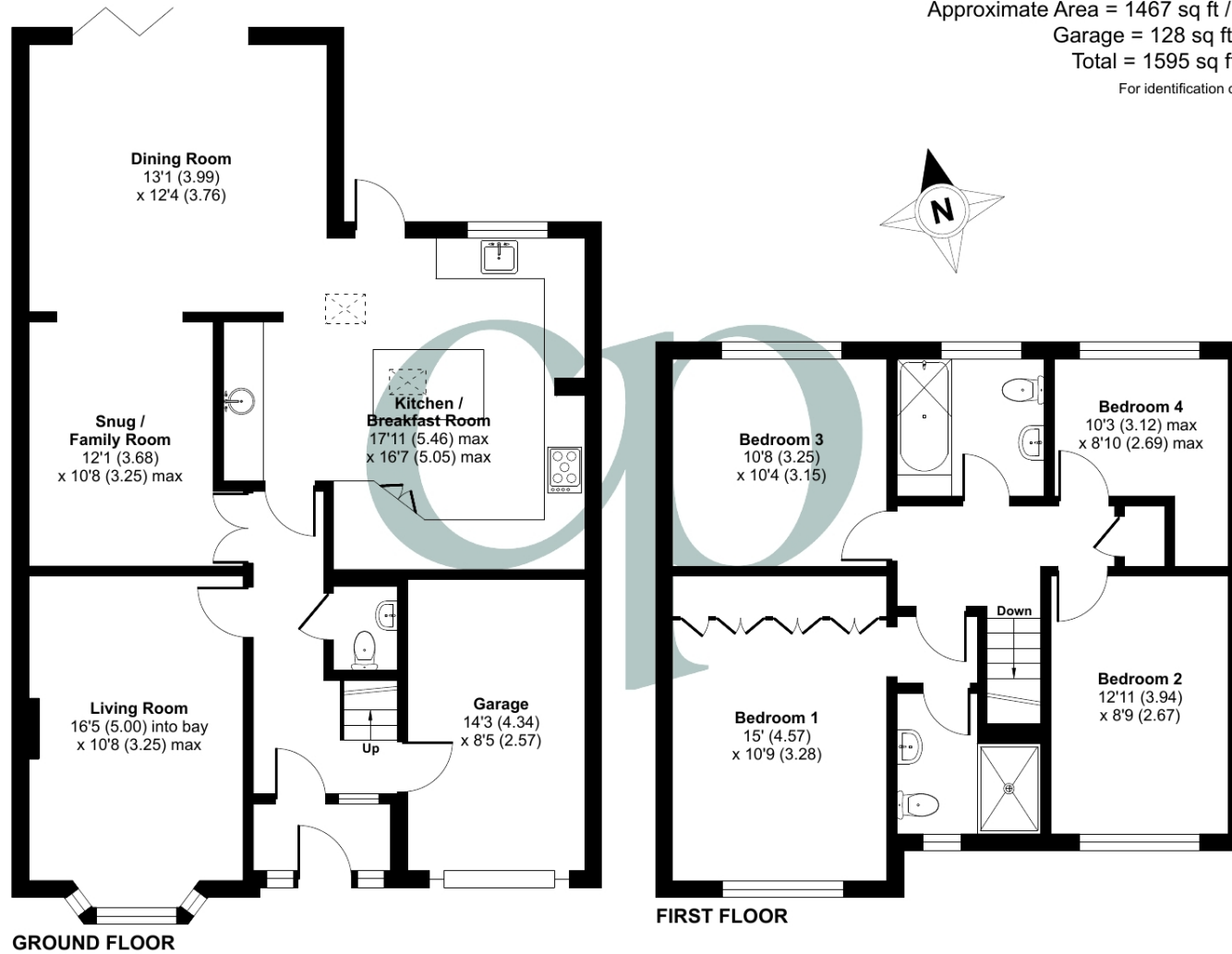
Up & over door with power & light connected. Door into entrance hall.

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

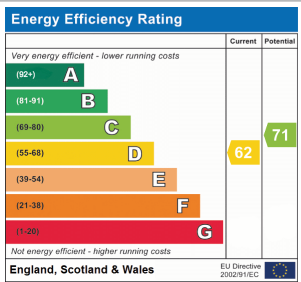




Approximate Area = 1467 sq ft / 136.2 sq m
 Garage = 128 sq ft / 11.8 sq m
 Total = 1595 sq ft / 148 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Country Properties. REF: 1094139



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

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