47, Hitchin Road

Shefford,
Bedfordshire, SG17 5JB
Offers in Excess of: £245,000

COUNTRY PROPERTIES
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This two bedroom semi detached home is offered in excellent condition throughout and boasts a useful 13ft brick outbuilding and off road parking to the side.

- Well presented throughout - just move in!
- Open plan lounge and dining area
- Lounge with wood burning stove
- Brick 13ft outbuilding with power/light - ideal for working from home
- Off road parking to the side of the property for two cars
- Private enclosed garden with covered patio area

GROUND FLOOR

Lounge

10' 7" x 11' 2" (3.23m x 3.40m) Double glazed window to front. Radiator. Feature fireplace with inset wood burning stove with tiled hearth and timber mantle. Built in cupboard and shelving to recess. Multi-pane double glazed window to side. Open plan to dining area:

Dining Area

10' 6" x 8' 2" (3.20m x 2.49m) Stairs raising to first floor with under stairs storage cupboard.

Kitchen

10' 6" x 8' 1" (3.20m x 2.46m) A range of wall and base units with roll edge worksurfaces and tiled splashbacks. Inset one & half stainless steel sink with drainer and swan neck mixer tap over. Built in electric oven and hob with stainless steel extractor hood over. Under counter lighting. Space and plumbing for washing machine. Space for fridge and freezer. Wood flooring. Radiator. Integrated dishwasher. Multi-pane double glazed window to side. Door into:

Rear Lobby

Wood Flooring. Double glazed door to rear garden. Door into bathroom.

Bathroom

Three piece suite comprising panel enclosed bath with shower over, vanity wash hand basin with cupboard under and low level flush wc. Tiled splashbacks. Heated towel rail. Wood flooring. Multi-pane obscure double glazed window to rear.

FIRST FLOOR

Landing

Doors into both bedrooms. Cupboard over the stairs housing wall mounted gas boiler.

Bedroom 1

11' 4" x 10' 6" (3.45m x 3.20m) Multi-pane double glazed window to front. Radiator. Feature cast iron Victorian-style fireplace with timber surround.

Bedroom 2

8' 4" x 7' 11" (2.54m x 2.41m) Double glazed multi-pane window to rear. Radiator. Built-in single wardrobe and over head storage.

OUTSIDE

Front Garden

Enclosed by a brick wall with wrought iron gate. Paved pathway to front door. Shingle to side.

Rear Garden

Covered paved patio area. Step down to shingle area with flower and shrub borders. Power point and cold water tap. Door into outbuilding.

Outbuilding & Parking

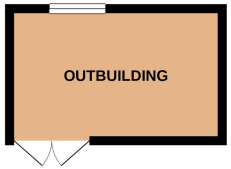
13' 11" x 8' 8" (4.24m x 2.64m) Brick timber clad outbuilding. Double glazed window to rear. Power and light connected. Three wall lights. Double glazed double doors opening onto the garden.

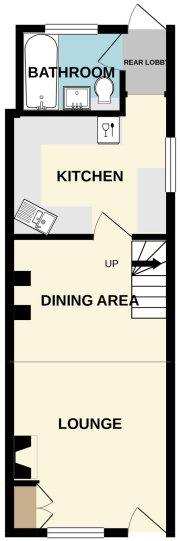
PARKING: Paved driveway to side provides off road parking for two cars.

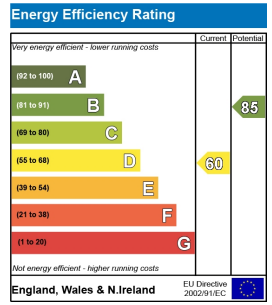
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

GROUND FLOOR

1ST FLOOR







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Viewing by appointment only

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