



Shefford, Bedfordshire. SG17 5GL





## 4 Bedroom Detached House

### £575,000 Freehold

A stunning extended four bedroom family home, located on a very sought after development of only a handful of bespoke homes, with its spacious living areas, aspects of open plan living and considerable light, this extended and large perfectly designed for the flow of family life.

A spacious hallway leads to a stunning kitchen/dining room will quickly become the heart of your home. This flexible space creates a spacious area in which to eat, entertain or relax and benefits from Bifolds doors leading into the garden. The living room is similarly bright thanks to large open doors onto the outside entertaining area.

Upstairs are four double bedrooms, one currently being used as a home office which creates the perfect space in which to work from home with ease. An en-suite in addition to a family bathroom. The current vendors have designed and extended the property allowing for luxury spacious family living whilst still keeping the garage. This is truly a social home with excellent connectivity between rooms and between the interior and exterior. Plus this home offers private parking, a double garage which had permission to convert into a home office, and a family garden.

## **General Description**

### **Entrance:**

Entering into a spacious hallway. Door to:

### **Downstairs WC:**

Low level WC. Vinyl flooring. Partly tiled. Radiator. Wall hung wash basin a basin with mixer taps.

### **Hallway:**

Stairs to first floor. Under stairs storage cupboard. Door to kitchen/family room.

### **Kitchen/Family Room/ Dining Room**

9' 11" x 21' 0" (3.02m x 6.40m) Upvc double glazed window with bespoke shutters. Two stunning Velux. Apex kitchen/diner. Vinyl flooring throughout. Bespoke kitchen with integrated appliances. Large central island with butler sink and swan neck tap. Eye level ovens and electric hob. Spotlights. Upvc window allowing light to flood in. Underfloor heating to the new kitchen area. Marble quartz work surfaces. Family area for relaxing with area for dining. Kitchen is 9'7 x 19'1.

### **Utility:**

6' 4" x 5' 1" (1.93m x 1.55m) Upvc double glazed window to rear. Quartz marble work surface with butler sink and swan neck taps. Storage cupboards. Plumbing and space for washing machine. Radiator.

### **Lounge:**

11' 6" x 20' 11" (3.51m x 6.38m) Upvc double glazed windows to side and front. Upvc double glazed French doors out to the entertaining area. Solid Oak herringbone flooring. Radiator. Wooden slat bespoke shutters.

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### **First Floor**

#### **Landing:**

Storage cupboard. Loft hatch.

#### **Master Bedroom:**

10' 4" x 10' 11" (3.15m x 3.33m) uVPC double glazed window to rear. Floor to ceiling glass fitted wardrobes. Radiator. Carpet as fitted. Views across farmland. Door to:

#### **En-suite:**

5' 1" x 6' 9" (1.55m x 2.06m) Obscure Upvc double glazed window to rear. Partly tiled. Vinyl flooring. Electric shower in glass shower cubicle. Low level WC. Wall hung wash basin with mixer taps. Spotlights. Heated towel rail.

#### **Bedroom Two:**

10' 2" x 10' 6" (3.10m x 3.20m) Upvc double glazed window to rear. Built in wardrobe. Radiator. Carpet as fitted.

**Bedroom Three:**

7' 10" x 11' 9" (2.39m x 3.58m) Upvc double glazed window to front. Fitted bespoke shutters . Radiator. Carpet as fitted.

**Bedroom Four/Study:**

6' 4" x 9' 5" (1.93m x 2.87m) Upvc double glazed window to front. Fitted bespoke shutters . Radiator. Carpet as fitted.

**Family Bathroom:**

6' 4" x 6' 8" (1.93m x 2.03m) Obscure Upvc double glazed window to front with slatted bespoke fitted wooden shutters. Vinyl floor. Fully tiled with a large wall mirror. Full bath with shower. Over bath and glass shower screen. Low level WC. Wall hung wash basin, with mixer taps. Spotlights.

**Garage:**

Full-size double garage with garden access. Electric and lighting.

**Front Garden:**

Front shrubs hedge leading to the entrance. Parking. Access to garage,

**Rear Garden:**

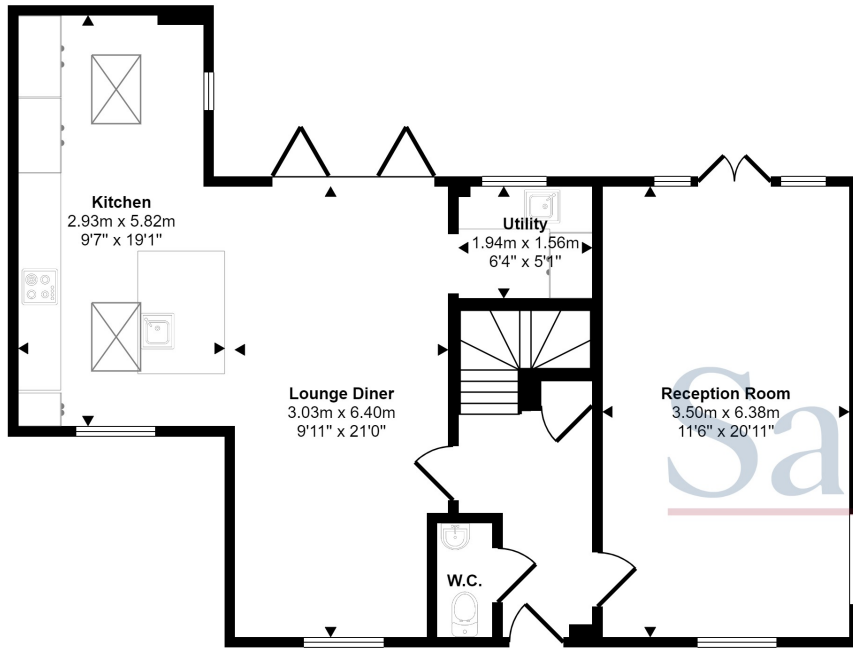
Patio area with decking. Grass area with mature shrubs and trees. Private garden not overlooked with views of farmland. Entertainment area.



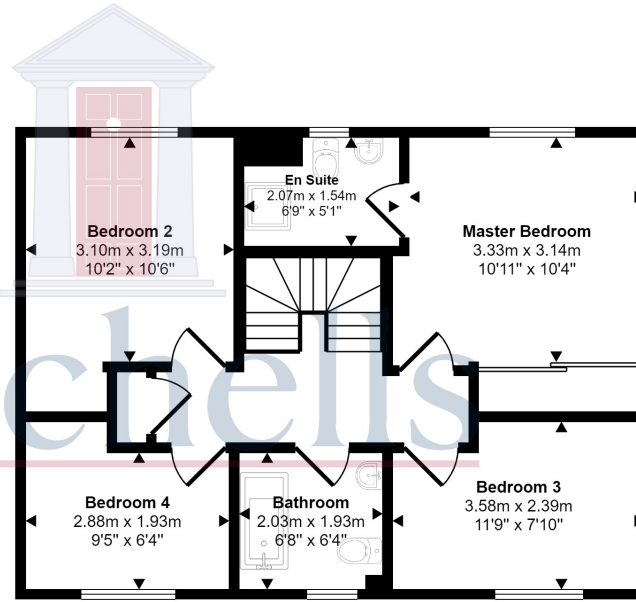


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

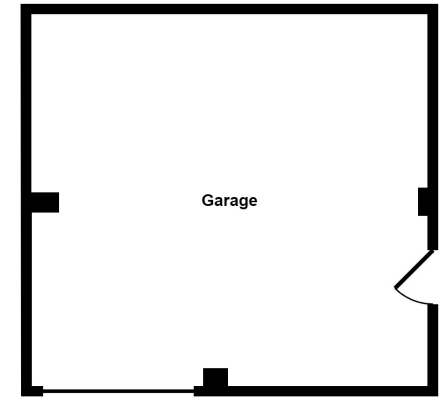
Approx Gross Internal Area  
159 sq m / 1708 sq ft



Ground Floor  
Approx 73 sq m / 784 sq ft



First Floor  
Approx 56 sq m / 605 sq ft



Garage  
Approx 30 sq m / 319 sq ft

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