



14, Newton Grove

Shefford,
Bedfordshire, SG17 5ZT
O.I.E.O. £475,000

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properties

This beautifully presented four bedroom detached property, 'The Millow' is situated on the popular 'Campton Fields' development. The property boasts an 18ft kitchen/dining room, landscaped rear garden and is just a short stroll to highly regarded schooling and countryside walks.

- Immaculately presented - just move in!
- Dual aspect 18ft living room with bespoke media wall
- Main bedroom with en-suite shower room
- Landscaped rear garden - a great space for entertaining and alfresco dining
- Garage with parking space to front plus further parking space to the side
- Built in 2019 with NHBC guarantee remaining
- A short stroll to local amenities, highly regarded schools, countryside & riverside walks & village pub in nearby Campton

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. White porcelain tiled flooring. Contemporary radiator. Doors into all rooms.

Cloakroom

Suite comprising low level flush wc with concealed cistern and wash hand basin. Radiator. Obscure double glazed window to side.

Living Room

18' 6" x 14' 2" (5.64m x 4.32m) Dual aspect with double glazed window to front and two windows to the side. Understairs storage cupboard. Radiator. Parquet style flooring. Fitted bespoke media wall with shelving.

Kitchen/Dining Room

18' 5" (max) x 12' 8" (max) (5.61m x 3.86m) A range of wall and base units with complementary worksurfaces and upstands. Inset one & half bowl sink with drainer and swan neck mixer tap over. Fitted eye level double oven. Inset gas hob with glass splashback and stainless steel extractor hood over. Integrated dishwasher and washing machine. Integrated fridge/freezer. Cupboard housing wall mounted gas boiler. White porcelain tiled flooring. Double glazed window to front and French doors with sidelights, opening onto the rear garden.



FIRST FLOOR

Landing

Double glazed window on half landing. Access to loft space. Storage cupboard. Doors to all rooms.

Bedroom 1

13' 0" (max) x 10' 10" (max) (3.96m x 3.30m)
Double glazed window to front. Radiator. Built-in wardrobes with sliding doors. Door into:

En-Suite Shower Room

Three piece suite comprising double shower cubicle, low level wc with concealed cistern and wall mounted wash hand basin. Partially tiled walls and tiled flooring. Obscure double glazed window to side.

Bedroom 2

11' 8" x 10' 3" (3.56m x 3.12m) Dual aspect with double glazed windows to front and side. Radiator.

Bedroom 3

11' 7" x 8' 4" (3.53m x 2.54m) Double glazed window to side. Radiator.

Bedroom 4

7' 5" x 7' 4" (2.26m x 2.24m) Double glazed window to front. Radiator.

Family Bathroom

Three piece suite comprising panel enclosed bath with shower and side glass side screen, low level flush wc with concealed cistern and wall mounted wash hand basin. Partially tiled walls and tiled flooring. Radiator. Obscure double glazed window to side.

OUTSIDE

Front Garden

Laid to shrubs with central pathway to front door. External light. Gated access to rear garden.

Rear Garden

Large porcelain paved patio with artificial lawn and central pathway leading to further porcelain paved seating area with raised planters and feature wood trellising. Enclosed with brick wall and wood panel fencing with gated access to front.

Garage

Up & over door with power/light connected. Boarded eaves storage. Parking for one vehicle to the front and additional parking space to the side with EV charger.

AGENT NOTE:

We understand there is a maintenance charge associated with this property for the upkeep of the communal/play areas of approx £14.00 per month. We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

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



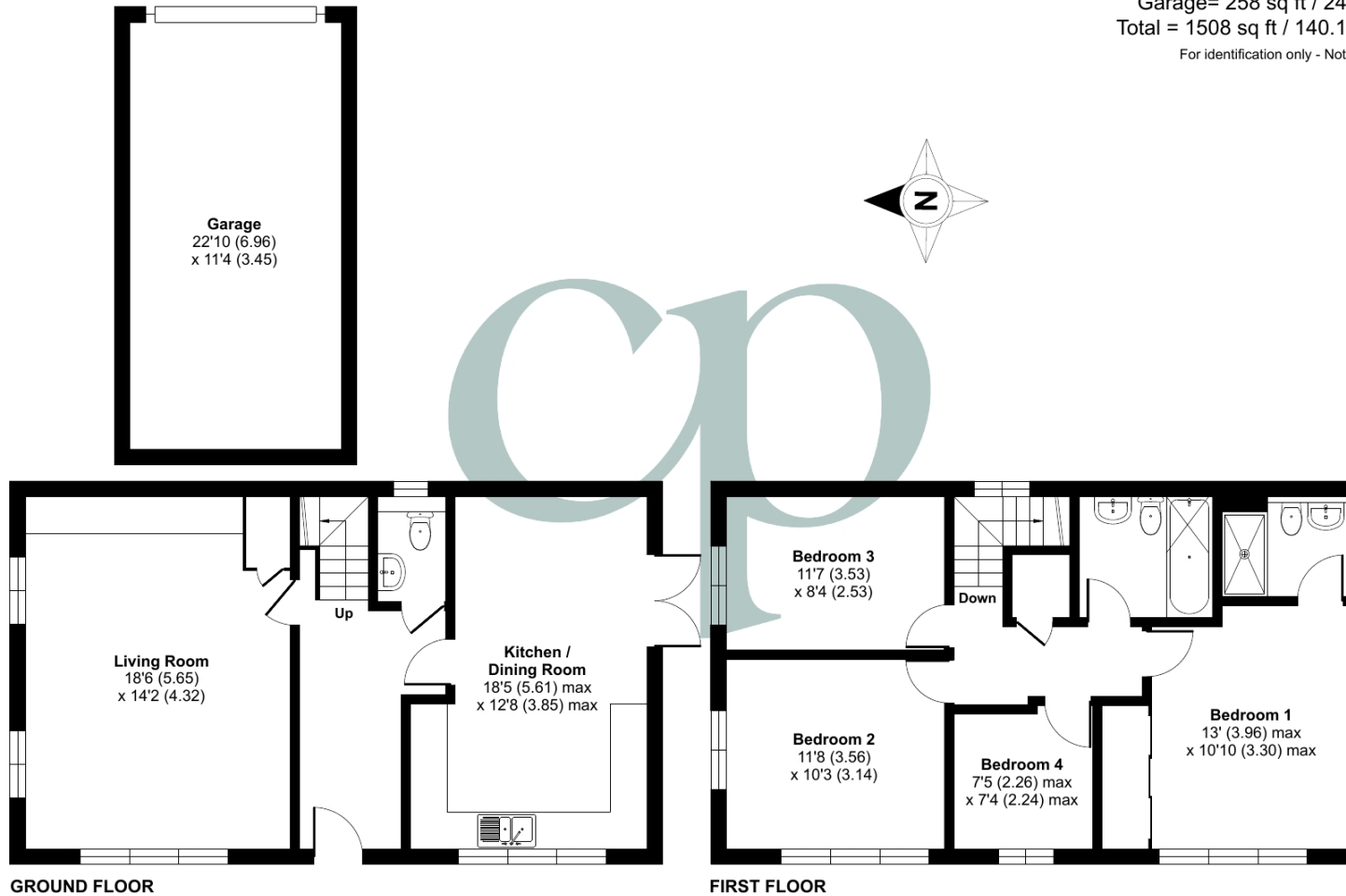
Approximate Area = 1250 sq ft / 116.1 sq m

Garage= 258 sq ft / 24 sq m

Total = 1508 sq ft / 140.1 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	100	100
(81-91)	B		
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1150907

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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