



14, Faraday Corner

Shefford,
Bedfordshire, SG17 5ZG
£420,000

This 3 bedroom semi-detached home offering well balanced spacious rooms is presented in superb condition throughout, and is offered with no upward chain.

- Stylish kitchen with quartz worksurfaces and integrated appliances
- Master bedroom with en-suite shower room
- *Converted garage could be used as a study
- Paved driveway provides off road parking for 3 cars
- South facing rear garden
- Still retaining the builders 10 year warranty
- Well regarded local schooling
- Rental income approx £1,550 pcm

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation with under stairs storage cupboard. Tiled flooring. Radiator. Doors into living room, cloakroom and kitchen/diner.

Cloakroom

Suite comprising low level flush wc and wash hand basin with tiled splashback. Extractor. Radiator. Tile effect flooring.

Living Room

Dual aspect room with double glazed windows to front and side. Radiator. Tiled flooring.

Kitchen/Diner

A range of wall and base units with quartz worksurface including breakfast bar. Inset one & half bowl sink with drainer and swan neck mixer tap over. Fitted electric oven and gas hob with glass splashback and stainless steel extractor hood over. Integrated dishwasher. Space for American style fridge/freezer. Radiator. Wall mounted gas boiler enclosed in cupboard. Ceramic tiled flooring. Double glazed window and french doors with sidelights, opening onto the rear garden. Door into:

Utility Room

A range of wall and base units with quartz worksurface and inset stainless steel sink and drainer unit. Integrated washing machine. Ceramic tiled flooring. Extractor. Door to side, leading to parking area.

FIRST FLOOR

Landing

Access to partially boarded loft space with pull down ladder & light. Large bulk head storage cupboard with shelving. Doors into all rooms.



Bedroom 1

Built-in wardrobe with mirrored sliding doors. Radiator. Double glazed window to front. Door into:

En-Suite Shower Room

Suite comprising double shower cubicle, low level flush wc and pedestal wash hand basin. Partially tiled walls. Shaver point. Extractor fan. Obscure double glazed window to side.

Bedroom 2

Double glazed window to rear. Radiator. Built-in wardrobes with mirrored sliding doors.

Bedroom 3

Double glazed window to rear. Radiator. Built-in wardrobe with hanging rail and shelving.

Bathroom

Suite comprising panel enclosed bath with mains shower and glass side screen, low level wc and pedestal wash hand basin. Partially tiled walls and ceramic tiled floor. Extractor. Chrome heated towel rail. Shaver point. Obscure double glazed window to front.

OUTSIDE

Front Garden

Laid to shingle with paved pathway to front door.

Rear Garden

Laid mainly to lawn with paved patio area. Timber shed to remain. Cold water tap. Personal door to garage conversion. Gated access to front.

Parking

Paved parking area to the side providing off road parking for 3 cars.

Garage

Converted garage with double glazed window to side. Wood effect flooring. Personal door to rear garden.

*The owner advises they have had the garage converted themselves. We would advise any perspective buyer to check with their legal representative that planning permission/building regulations was not a requirement.

AGENT NOTE:

We understand there is a service charge associated with this property of approx £180 per annum, for the upkeep of the communal areas on the development.

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 = 1106 sq ft / 102.7 sq m
 Outbuilding = 149 sq ft / 13.8 sq m
 Total = 1255 sq ft / 116.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B	83	
(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 2023. Produced for Country Properties. REF: 988211



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

Country Properties | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: shefford@country-properties.co.uk

www.country-properties.co.uk

