



Bryants Close, Shillington, Bedfordshire. SG5 3PH







## 3 Bedroom Semi-Detached House

### Guide Price £475,000 Freehold

Set in a popular village location down a secluded cul-de-sac sits this gorgeous three-bedroom semi-detached property. This property comes with a south westerly facing garden, an open plan downstairs perfect for socialising with loved ones and a garden office. Book now for your chance to secure an early Christmas treat!

- Three bedroom semi-detached
- Cul-de-sac location
- Open plan downstairs
- Garden office with power and electric
- Under floor heating to ground floor
- Popular village location
- Large garage with pantry
- South-westerly facing garden
- Ample parking on driveway
- Awaiting EPC. Council tax band C

## **Ground Floor:**

### **Entrance Porchway:**

### **Living Area:**

Abt. 20' 7" x 11' 6" (6.27m x 3.51m) Solid oak flooring with underfloor heating, Log burner, stairs leading to first floor with built-in storage units.

### **Kitchen:**

Abt. 13' 7" x 11' 11" (4.14m x 3.63m) Ceramic tiling with underfloor heating, Log burner, stairs leading to first floor with built in storage units.

### **Dining Area:**

Abt. 11' 9" x 8' 7" (3.58m x 2.62m) Solid oak flooring, double doors leading to rear garden, underfloor heating .

### **Utility Area & WC:**

Tiled flooring with plumbing for range of appliances, Shelving fitted with hanging pole attached for clothing. Downstairs WC is tiled with sink wash basin, radiator and low level flush WC.

## **Garage:**

Recently had the storage area increased into a large walk-in pantry area. Garage can be accessed by either the front double doors or by the back. Currently fitted out with shelving. Power and electric.

## **First Floor:**

### **Principal Bedroom:**

Abt. 13' 1" x 11' 10" (3.99m x 3.61m) Carpeted, radiator and fitted blinds.

### **Bedroom Two:**

Abt. 13' 1" x 8' 10" (3.99m x 2.69m) Carpeted, fitted desk and radiator.

### **Bedroom Three:**

Abt. 9' 7" x 8' 10" (2.92m x 2.69m) Carpeted, radiator and fitted blinds.

### **Family Bathroom:**

Four piece bathroom suite with fitted bathtub, shower cubicle with sliding doors, low level flush WC and sink wash basin.

## Outside:

### Front Garden:

Shingle stone driveway with wooden sleepers bordering the driveway. Doors leading into garage.

### Rear Garden:

Laid to both lawn and decking with two outbuildings, one of which is being used as a home office space. Access into garden from both the utility area and double doors in dining area.

## Additional Information:

### Agents Note:

Draft details yet to be approved by the vendor and may be subject to change.





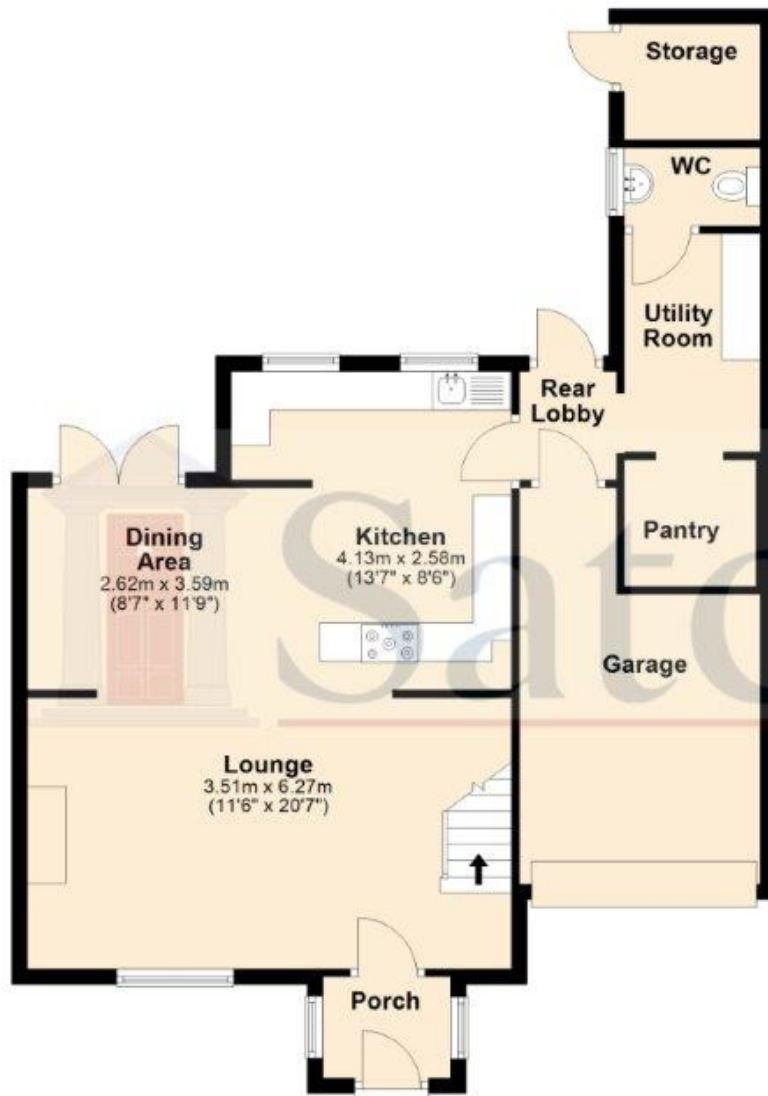


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

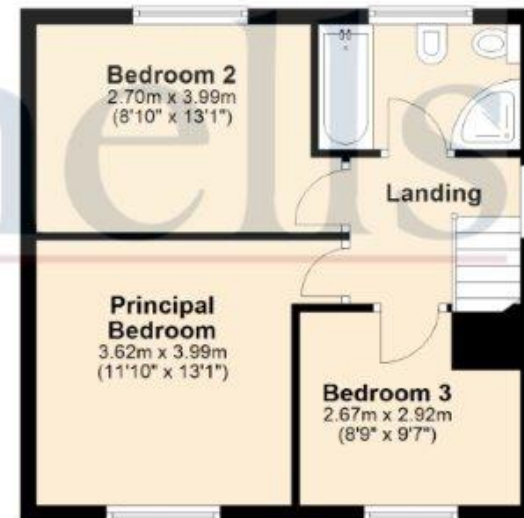




## Ground Floor



## First Floor



Total area: approx. 116.1 sq. metres (1249.8 sq. feet)

For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.  
The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.