



4, Taft Place

Chicksands,
Bedfordshire, SG17 5TN
Offers in Excess of: £450,000

Make your mark on this spacious 6 bedroom semi detached family home offering over 2,000 sqft of accommodation, situated in a small cul-de-sac of similar properties.

- Six bedrooms
- Living/dining room with french doors opening onto the rear garden
- Useful ground floor cloakroom and utility
- Double glazed throughout
- South facing rear garden
- Two allocated parking spaces
- Close to well regarded schooling
- Sought after family favourite location with access to green spaces

GROUND FLOOR

Entrance Porch

Part glazed door into:

Entrance Hall

Built in storage cupboard. Doors into utility room and inner lobby.

Inner Lobby

Stairs rising to first floor accommodation with under stairs storage cupboard. Door to cloakroom.

Cloakroom

Suite comprising low level flush wc and wash hand basin.

Living/Dining Room

23' 1" (max) x 16' 11" (max) (7.04m x 5.16m) Dual aspect room with double glazed window to front and double glazed French doors opening onto the rear garden. Radiator. Solid wood flooring. Radiator. Sliding door into kitchen.

Kitchen

13' 6" x 9' 10" (max) (4.11m x 3.00m) A range of wall and base units with worksurfaces and tiled walls. Inset one & half bowl stainless steel sink and drainer unit. Range cooker with stainless steel splashback and extractor hood over. Space for fridge/freezer. Space and plumbing for dishwasher. Wall mounted Worcester gas boiler. Pantry. Double glazed window to rear. Part glazed door into utility room.

Utility Room

10' 3" x 8' 1" (3.12m x 2.46m) Space and plumbing for washing machine. Space for freezer and freezer. Radiator. Ceramic tiled flooring. Built-in pantry cupboard. Double glazed window and door to rear garden. Door into entrance hall. Door into rear garden.

FIRST FLOOR

Landing

Stairs rising to 2nd floor accommodation. Wood flooring. Doors into all rooms.



Bedroom 1

14' 6" (max) x 12' 1" (max) (4.42m x 3.68m) Double glazed window to front. Fitted wardrobes. Wood flooring. Radiator.

Bedroom 2

11' 10" x 9' 11" (3.61m x 3.02m) Double glazed window to rear. Radiator. Wood flooring.

Bedroom 3

11' 7" x 10' 0" (3.53m x 3.05m) Double glazed window to front. Wood flooring. Radiator.

Bedroom 4

10' 4" x 10' 0" (3.15m x 3.05m) Double glazed window to rear. Built-in wardrobe. Wood flooring. Radiator.

Family Bathroom

Four piece suite comprising panel enclosed bath, low level flush wc with concealed cistern, double shower cubicle and vanity wash hand basin with fitted cupboards. Partially tiled walls and tiled flooring. Radiator. Obscure double glazed window to rear.

SECOND FLOOR

Landing

Doors into bedrooms 5 & 6. Two velux windows.

Bedroom 5

10' 2" (max) x 9' 0" (max) (3.10m x 2.74m) Double glazed window to rear. Door to eaves storage. Radiator.

Bedroom 6

11' 11" x 10' 0" (3.63m x 3.05m) Velux window to front. Radiator.

Study/Storage Room

13' 7" (max) x 8' 11" (4.14m x 2.72m) Radiator. Reduced head height. Velux window.

Bathroom

Reduced head height. Suite comprising panel enclosed bath, wash hand basin and pedestal mounted wash hand basin. Radiator. Velux window.

OUTSIDE

Front Garden

Lawn area with mature planting, pathway to front door.

Rear Garden

Paved patio area with step up to lawn area with mature fruit trees and shrubs. Timber shed to remain. Gated access to front with covered storage area.

Parking

Allocated off road parking for two cars.

AGENT NOTE:

The vendor advises there is a service charge of £1,223.37 per annum - paid over 10 months to cover water rates, street lighting and maintaining the roads and open grass areas.

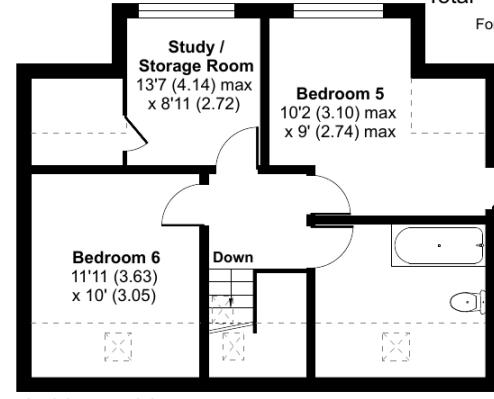
We would advise any buyer to confirm this information with their legal representative prior to exchange of contracts.



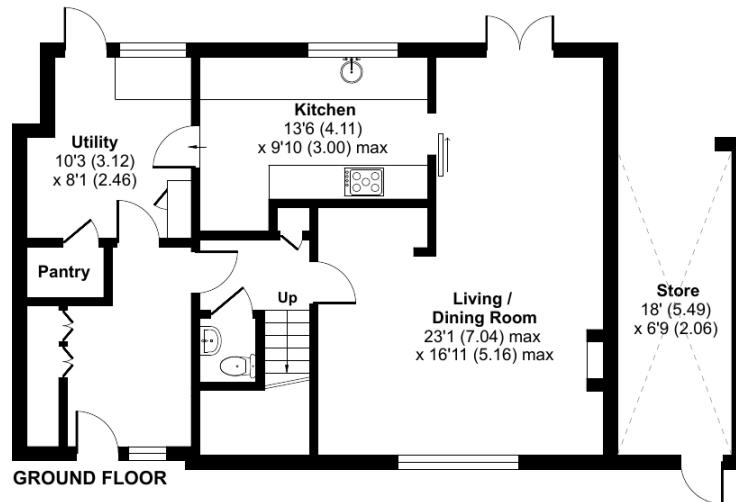


Approximate Area = 2012 sq ft / 187 sq m
 Limited Use Area(s) = 119 sq ft / 11 sq m
 Outbuilding = 122 sq ft / 11 sq m
 Total = 2253 sq ft / 209 sq m

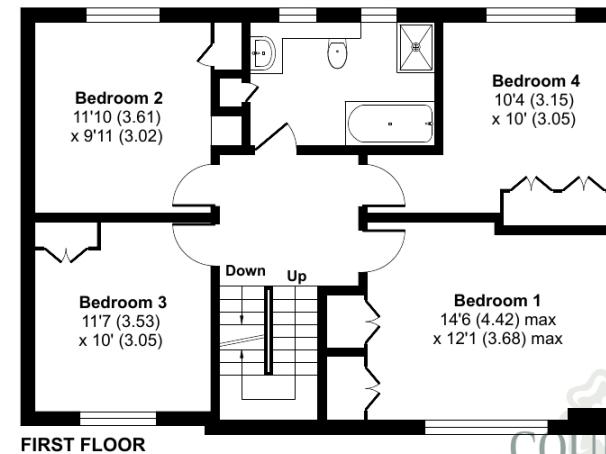
For identification only - Not to scale



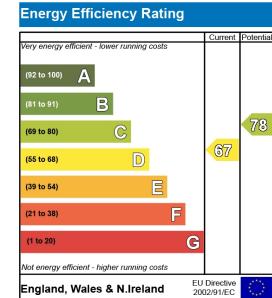
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1chcom 2021.
 Produced for Country Properties. REF: 843532

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

COUNTRY
PROPERTIES
— PART OF HUNTERS —

COUNTRY PROPERTIES
— PART OF HUNTERS —