5, Oakwood Road

Shefford,
Bedfordshire, SG17 5JZ
Offers in Excess of: £350,000

COUNTRY PROPERTIES
PART OF HUNTERS

Set in a quiet cul-de-sac location this well presented three bedroom home boasts two reception rooms and further scope to extend the first floor (subject to any necessary consents).

- Well presented throughout
- Living room plus further family/dining room
- Re-fitted bathroom suite
- New driveway (approx 5 years ago) provides off road parking for two cars
- Well regarded local schooling
- Just a short walk to Shefford town centre and amenities

GROUND FLOOR

Entrance Porch

Wood effect flooring. Radiator. Storage cupboard with shelving. Wall light. Door into:

Living Room

15' 8" (max) x 12' 7" (max) (4.78m x 3.84m) Stairs rising to first floor accommodation with under stairs storage cupboard. Double glazed multi pane window to front. Radiator enclosed in decorative cover plus further radiator. Double doors into kitchen/breakfast room. Door into:

Family Room/Dining Room

16' x 10' 10" (4.88m x 3.30m) Double glazed multi pane window to front. Radiator.

Kitchen/Breakfast Room

15' 9" (max) x 10' 4" (max) (4.78m x 3.15m) A range of wall and base units with rolled edge worksurfaces and tiled splashbacks. Inset one & half bowl stainless steel sink and drainer unit. Space for gas cooker with stainless steel splashback and extractor hood over. Space and plumbing for washing machine and slimline dishwasher. Wall mounted gas boiler. Contemporary vertical radiator. Wood effect flooring. Two storage cupboards with shelving. Space for fridge/freezer. Double glazed multi pane window to rear and French doors with sidelight, opening onto the rear garden. Double glazed door to side access.

FIRST FLOOR

Landing

Access to partially boarded loft space. Airing cupboard housing hot water cylinder with shelving. Double glazed multi pane window to side. Doors to all rooms.

Bedroom 1

10' 5" x 9' 5" (max) (3.17m x 2.87m) Double glazed multi pane window to rear. Radiator.

Bedroom 2

11' 7" (max) x 8' 0" (min) (3.53m x 2.44m) Double glazed multi pane window to front. Radiator.

Bedroom 3

7' 6" (max) x 7' 3" (max) (2.29m x 2.21m) Double glazed multi pane window to front. Radiator.

Bathroom

Three piece suite comprising panel enclosed bath with mains shower and glass side screen, pedestal mounted wash hand basin and low level flush wc. Fully tiled walls. Heated towel rail. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Laid to lawn with block paved driveway providing off road parking for two cars.

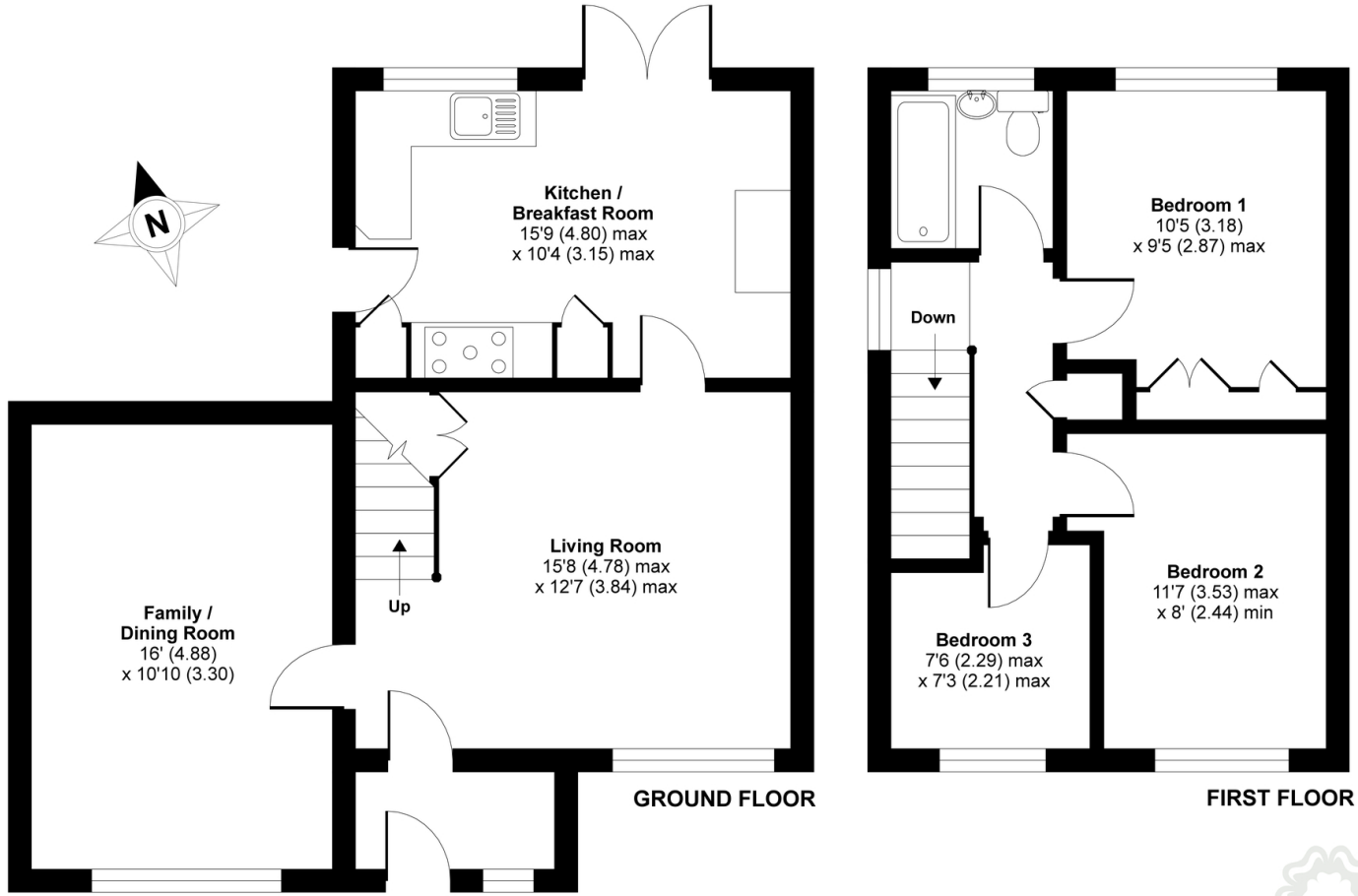
Rear Garden

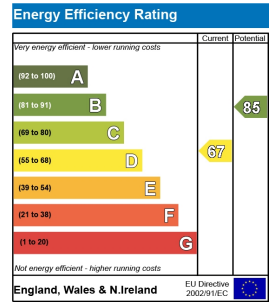
Laid mainly to lawn with patio area and raised decked patio plus further paved patio area to the rear. Timber storage shed. Cold water tap. Security light. Fully enclosed with gated access to rear.

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

Approximate Area = 960 sq ft / 89.1 sq m

For identification only - Not to scale





Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Country Properties. REF: 747126

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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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