



Faraday Corner, Shefford, Bedfordshire. SG17 5ZG





5 Bedroom Detached House

£775,000 Freehold

Discover this impressive Executive (183m² x 1969.8sq. ft.) five bedroom, three bathroom family residence, perfectly designed for modern living. Boasting a gated driveway for added privacy and security, this stunning home has been thoughtfully improved by its current owners to offer versatile and stylish accommodation.

The spacious interior features a magnificent kitchen/dining/family room measuring 18' 9" x 16' 1", ideal for entertaining and everyday living. Additionally, a breathtaking 33' x 10' glass garden room provides an abundance of natural light and seamlessly connects indoor and outdoor living, leading to a beautifully landscaped garden—perfect for relaxing or hosting gatherings.

- Beautifully presented (183m² x 1969.8sq. ft.) executive home
- Five bedrooms
- Bi-fold doors to living room and kitchen/dining/family room
- Glass garden room
- Cloakroom and separate utility room
- Landscaped garden plus hot tub
- Family bathroom plus two en-suites
- Double garage partly converted to a gym
- Viewing highly recommended
- EPC rating B. Council tax band G

Ground Floor Entrance:

A welcoming entrance featuring stairs rising to the first-floor accommodation. The hall is finished with stylish wood-effect tiled flooring, providing durability and a contemporary look. Part-glazed doors lead seamlessly into the dining room, study, and living room, creating an open and inviting flow throughout the ground floor. Heating is efficiently managed via Hive, allowing for convenient temperature control. Additionally, a door provides access to the cloakroom/utility area, enhancing functionality and practicality.

Study:

A versatile space measuring abt. 10' 5" (max) x 7' 10" (into bay) (3.17m x 2.39m), featuring a double-glazed bay window to the front that provides ample natural light. The room is finished with stylish wood-effect tiled flooring, creating a modern and practical environment. A radiator ensures comfort, making this an ideal area for working, studying, or quiet relaxation.

Dining Room:

Spacious dining area measuring abt. 13' 11" (into bay) x 9' 10" (max) (4.24m x 3.00m), featuring a double-glazed bay window to the front that fills the room with natural light. The floor is finished with stylish wood-effect tiles, complementing the contemporary decor. A radiator ensures the room stays warm and comfortable year-round, making it an ideal space for family meals and entertaining guests.

Kitchen/Dining/Family Room:

An impressive and expansive open-plan space measuring abt. 18' 9" x 16' 1" (5.71m x 4.90m), designed for both everyday living and entertaining. The room features a comprehensive range of wall and base units with elegant 'Silestone' work surfaces, complemented by an inset sink and drainer unit with a mixer tap and hot water tap. Integrated appliances include a dishwasher, freezer, and fitted eye-level Hotpoint ovens, while a central peninsular island hosts an induction hob and a built-in wine cooler, making meal preparation a pleasure.

Double-glazed windows, including a side bay window, flood the room with natural light, and the stylish wood-effect tiled flooring adds a contemporary touch. The space is further enhanced by remote-controlled lighting, creating the perfect ambience. Bi-folding doors seamlessly open into the garden area, extending your living space outdoors for alfresco dining and relaxation.

Glass Garden Room:

A stunning abt. 33' 0" x 10' 2" (10.06m x 3.10m) addition that beautifully extends the living space, allowing the owners to enjoy the garden in comfort regardless of the weather. The room features elegant porcelain paving tiles, adding a touch of sophistication. French doors provide direct access into the double garage, while sliding glass doors run the full width of the room, opening onto the rear garden and creating a seamless connection between indoor and outdoor living. This versatile space is perfect for relaxation, entertaining, or enjoying the view of the landscaped garden all year round.

First Floor Landing:

A bright and practical space providing access to the loft area and featuring a useful storage cupboard. A double-glazed window to the front ensures natural light fills the landing. Doors lead to all the upper-floor rooms, connecting the bedrooms and bathrooms seamlessly and creating an open, airy feel.

Principal Suite:

A spacious main bedroom measuring abt. 15' 3" (max) x 12' 1" (max) (4.65m x 3.68m), featuring a double-glazed window overlooking the rear garden that fills the room with natural light. The room benefits from fitted wardrobes providing ample storage space. A radiator ensures warmth and comfort. A door leads into an adjoining area or en-suite (if applicable), offering flexible living options.

En-Suite Shower Room:

A modern and well-appointed suite featuring a double shower cubicle, a low-level flush WC, and a wall-hung wash hand basin. The room includes a heated towel rail for added comfort and an extractor fan for ventilation. An obscure double-glazed window to the side provides privacy while allowing natural light to fill the space.

Bedroom Two:

A comfortable second bedroom measuring abt. 12' 11" x 10' 10" (3.94m x 3.30m), featuring a double-glazed window to the front that allows plenty of natural light. The room is equipped with a radiator for warmth and provides a flexible space for guests, family, or as a home office. A door leads into the en-suite bathroom.

En-Suite:

A contemporary en-suite comprising a double shower cubicle, a wall-hung wash hand basin, and a low-level flush WC. The room benefits from a heated towel rail, an extractor fan, and an obscure double-glazed window, ensuring privacy and ventilation.

Bedroom Three:

A well-sized bedroom measuring abt. 10' 0" x 10' 0" (3.05m x 3.05m), featuring a double-glazed window to the front that fills the room with natural light. The space includes a radiator, making it a comfortable and versatile room suitable for guests, a home office, or a child's bedroom.

Bedroom Four:

A bright and practical bedroom measuring abt. 10' 10" (min) x 9' 10" (max) (3.30m x 3.00m), featuring a double-glazed window overlooking the rear garden. The room benefits from a radiator for comfort and includes a fitted wardrobe, providing ample storage space. An ideal additional bedroom or versatile space for various uses.

Bedroom Five:

A cozy bedroom measuring abt. 11' 11" (min) x 8' 2" (max) (3.63m x 2.49m), featuring a double-glazed window to the rear that provides natural light and views of the garden. The room includes a radiator, making it a comfortable space suitable for guests, a home office, or a child's bedroom.

Family Bathroom:

A spacious four-piece suite featuring a panel-enclosed bath with a shower attachment, a wall-hung wash hand basin, a double shower cubicle, and a low-level flush WC with a concealed cistern. The room is equipped with a heated towel rail and an extractor fan for ventilation. An obscure double-glazed window to the side ensures privacy while allowing natural light to illuminate the space.

Outside

Front Garden:

A charming walled garden enclosed by wrought iron railings and a gate that leads to the driveway. The garden is laid to slate, featuring a central footpath guiding to the front door. A storm porch provides shelter over the reception door and is complemented by an external light. The driveway, situated to the side, offers off-road parking and grants access to the garage. Gated access to the garden via the side.

Rear Garden:

Primarily laid to lawn, the garden features tasteful porcelain paving tiles and shingled borders adorned with mature trees, creating a private and inviting outdoor space. A pathway leads to a covered pergola, beneath which sits a hot tub (to remain), perfect for relaxing and entertaining. There is side access to the front garden on both sides, providing easy convenience and flow between spaces.

Garage:

A spacious garage measuring abt. 19' 4" (max) x 18' 10" (max) (5.89m x 5.74m), featuring an electric roller door for convenient access. Currently utilised as a gym and bar area, the garage benefits from two double-glazed full-height windows to the rear, allowing natural light to fill the space. A glazed side door provides access to a workshop area. The

roof is boarded and insulated, offering additional storage options, and includes a pull-down access ladder for reaching the loft space.

About The Area:

The market town of Shefford has everything you need for day-to-day living including a Morrisons supermarket, library, post office, good range of independent shops and businesses, pubs, restaurants, cafes, excellent schools and plenty of parks, open spaces and riverside walks. Arlesey mainline railway station is only a short drive away and the road links are superb with both the A1 and M1 being easily accessible.

Agents Notes:

The owners have advised us that there is an annual service charge of £390 for the upkeep of the green spaces. We recommend that all prospective buyers confirm this information with their legal representative prior to exchange of contracts.

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

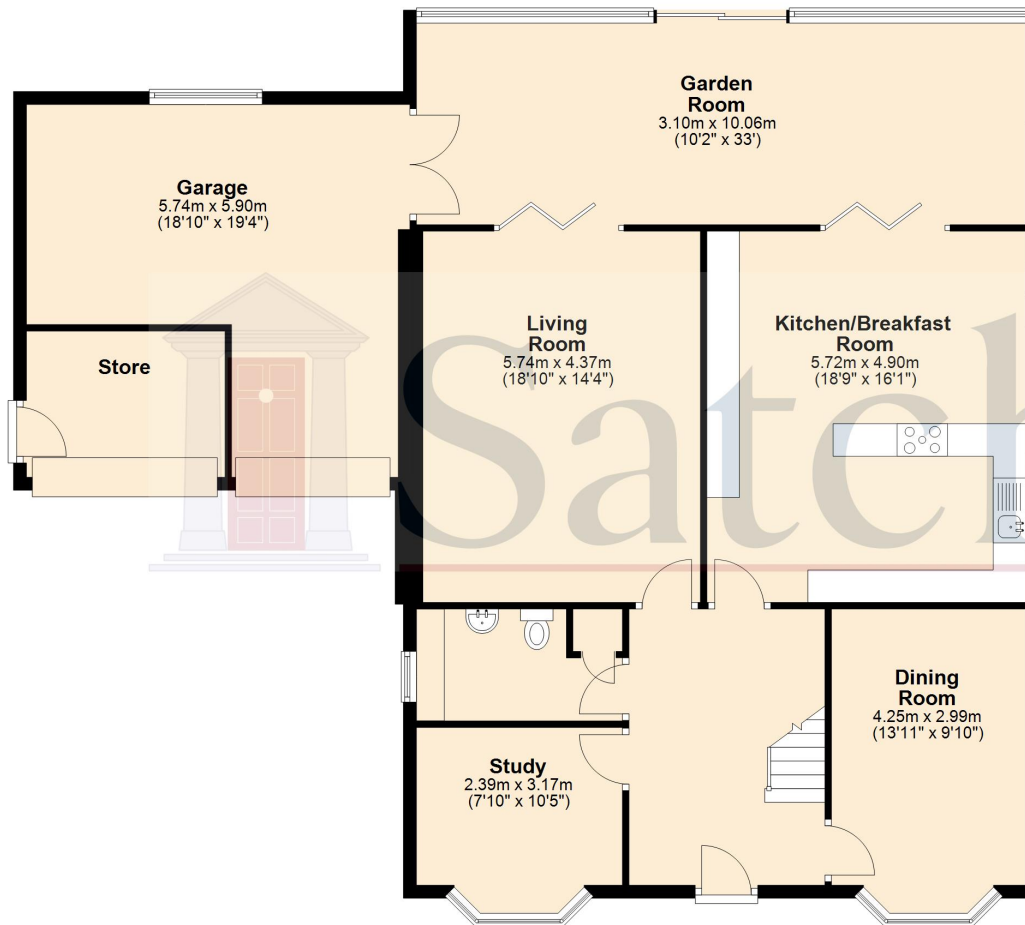




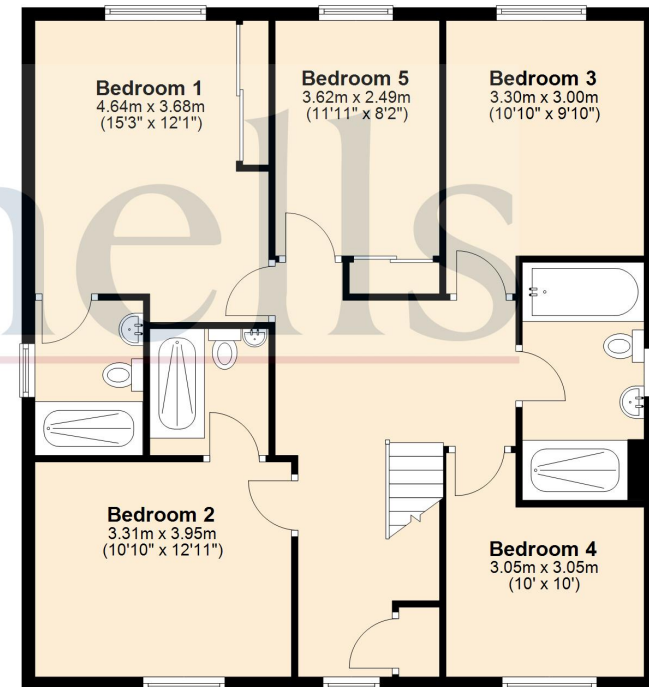
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Ground Floor



First Floor



For illustration 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.