



EST 1974
COUNTRY PROPERTIES
PART OF HUNTERS
01462 811822
FOR SALE

8, Overlord Close

Shefford,
Bedfordshire, SG17 5UT
Offers in excess of £500,000

COUNTRY PROPERTIES
PART OF HUNTERS

This four bedroom detached home offers spacious family accommodation with converted garage and conservatory, centrally located in a popular cul-de-sac with easy access to local schools and town centre amenities.

- Popular cul-de-sac location of similar homes
- Integrated kitchen with separate utility room
- UPVc double glazed conservatory
- Master bedroom with en-suite shower room
- Low maintenance rear garden
- Driveway providing off road parking for 2 cars
- Converted garage currently used as a family room (with building regulation approval) *

GROUND FLOOR

Entrance Porch

Ceramic tiled flooring. Wall light. Door into:

Entrance Hall

Stairs rising to first floor with under-stairs storage cupboard. Radiator. Wood effect flooring. Doors into family room, living room, dining room, kitchen and cloakroom.

Cloakroom

Low level flush wc and wash hand basin with tiled splashback. Radiator. Ceramic tiled flooring. Extractor.

Family Room

16' 7" x 7' 11" (5.05m x 2.41m) Double glazed window to front. Radiator.

Living Room

16' 5" (into bay) x 10' 9" (max) (5.00m x 3.28m) Double glazed walk-in bay window to front. Radiator. Wood effect flooring.

Dining Room

12' 0" x 10' 9" (3.66m x 3.28m) Double glazed french doors opening into conservatory. Wood effect flooring. Radiator.

Kitchen

12' 0" x 9' 3" (3.66m x 2.82m) A range of wall and base units with rolled edge worksurfaces and tiled splashbacks. Inset stainless steel one & half bowl sink with drainer and swan neck mixer tap over. Space for range cooker with glass splashback and stainless steel extractor hood over. Integrated dishwasher, fridge and freezer. Radiator. Wood effect flooring. Double glazed window to rear. Door into:

Utility Room

Wall and base units with rolled edge worksurfaces and tiled splashbacks. Space and plumbing for washing machine and tumble dryer. Wall mounted gas boiler enclosed in cupboard. Radiator. Wood effect flooring. Door to rear garden.



Conservatory

12' 4" x 8' 1" (3.76m x 2.46m) UPVc double glazed construction on brick base with double glazed doors opening onto the rear decked patio area. Wood effect flooring. Electric heater.

FIRST FLOOR

Landing

Access to partially boarded loft space with ladder and light. Airing cupboard housing hot water cylinder with shelving. Doors into all rooms.

Bedroom 1

17' 1" x 10' 10" (5.21m x 3.30m) Double glazed window to front. Radiator. A range of fitted wardrobes. Door into:

En-Suite Shower Room

Suite comprising shower enclosure, low level flush wc with concealed cistern and vanity wash hand basin with fitted cupboards. Fully tiled walls and ceramic tiled flooring. Extractor. Chrome heated towel rail. Obscure double glazed window to front.

Bedroom 2

12' 10" x 8' 8" (3.91m x 2.64m) Double glazed window to rear. Radiator. Wood effect flooring.

Bedroom 3

10' 10" x 10' 3" (3.30m x 3.12m) Double glazed window to front. Radiator.

Bedroom 4

10' 2" (max) x 8' 8" (max) (3.10m x 2.64m) Double glazed window to rear. Radiator. Wood effect flooring.

Bathroom

Three piece suite comprising 'p' shaped panel enclosed bath with mains rainfall shower and curved glass side screen, low level flush wc with concealed cistern and vanity wash hand basin with cupboard under. Fully tiled walls and ceramic tiled flooring. Extractor. Heated towel rail. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Laid to shrubs with driveway providing off road parking for two cars. Power points and cold water tap.

Rear Garden

Low maintenance pebbled rear garden with composite split level decked patio and feature lighting. Pathway to garden shed (to remain). Security light. Cold water tap. Gated access to front.

Agent Note:

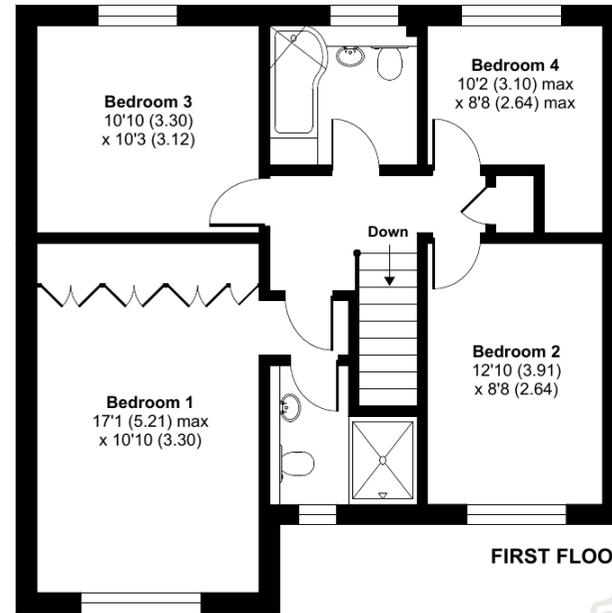
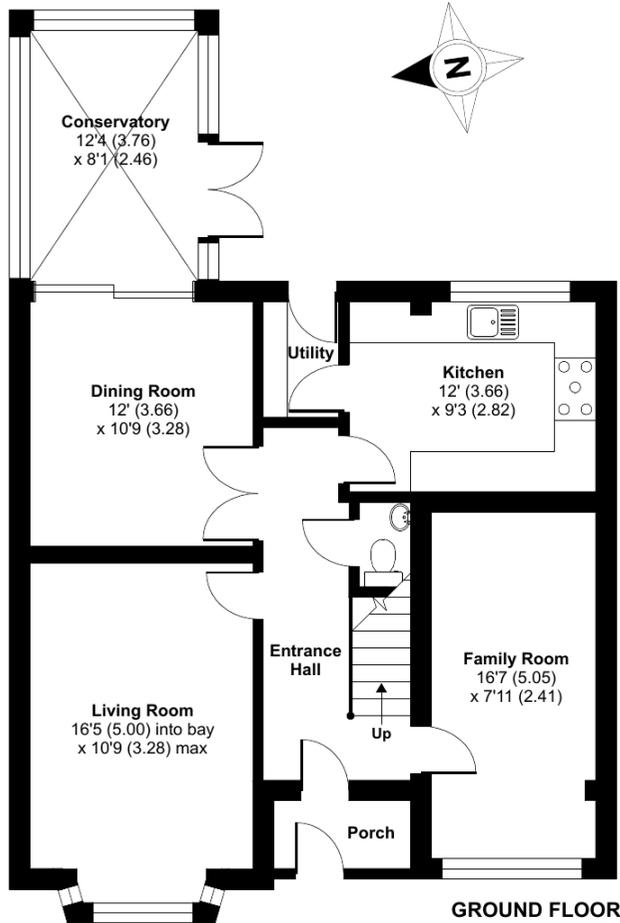
* We advise any buyer to confirm building regulation approval for the converted garage with their legal representative prior to exchange of contracts.

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



Approximate Area = 1536 sq ft / 142.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
		84	68
England, Wales & N.Ireland		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 838825



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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