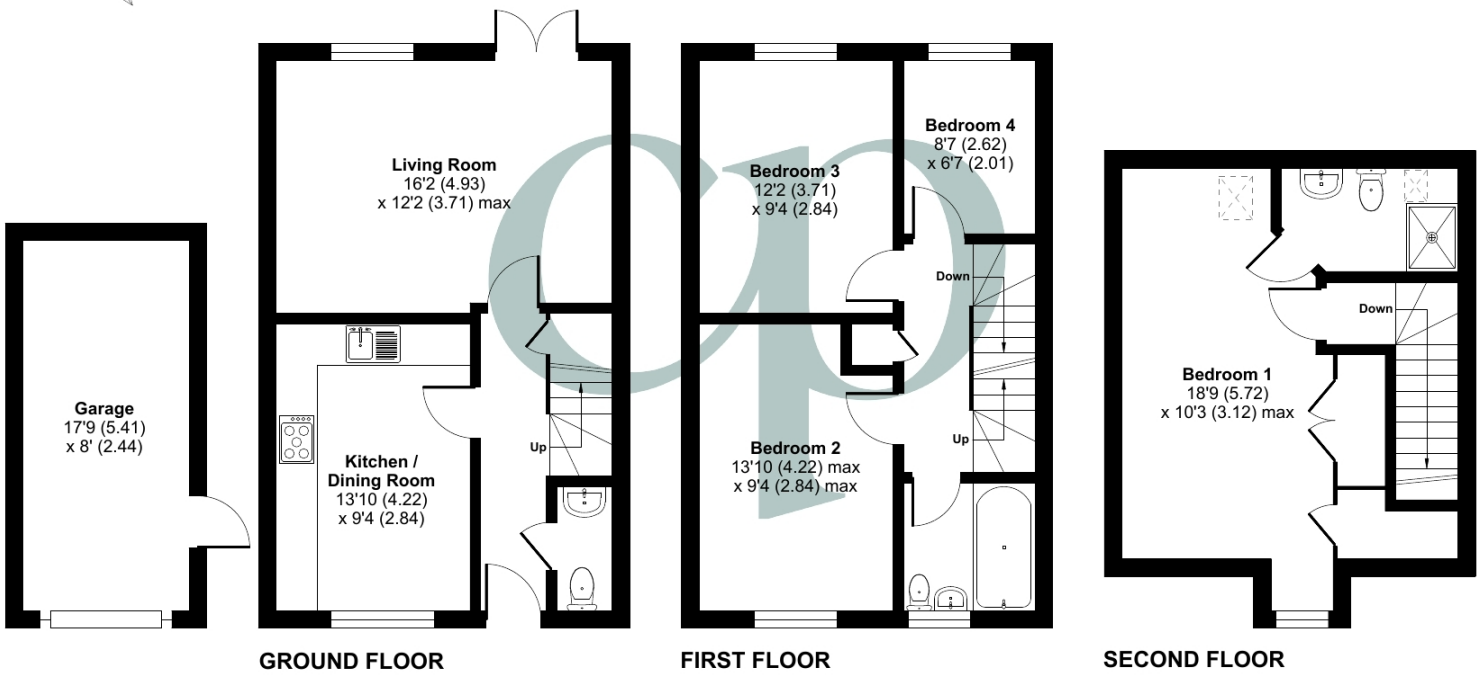




Approximate Area = 1168 sq ft / 108.5 sq m
Garage = 143 sq ft / 13.2 sq m
Total = 1311 sq ft / 121.7 sq m
For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	90
(81-91)	B	80
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1208847

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

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

This immaculately presented 4 bedroom home arranged over 3 floors is a real credit to the current owners, set in a popular cul de sac within a short walk to the heart of Shefford, its amenities and highly regarded schooling.

- Beautifully presented throughout – just move in!
- Kitchen/diner with integrated appliances
- 4 bedrooms – 3 are doubles
- Impressive main bedroom with built in wardrobes, large storage cupboard and en-suite
- Ample off road parking
- Single garage with power & light
- Landscaped rear garden with low maintenance artificial lawn
- Access to countryside and riverside walks

GROUND FLOOR

Entrance Hall

High gloss wood effect flooring. Radiator. Stairs rising to first floor accommodation, under stairs storage cupboards. Doors into cloakroom, kitchen/diner and living room.

Cloakroom

Suite comprising low level flush wc and pedestal wash hand basin with tiled splashback. Radiator. Ceramic tiled flooring. Extractor.

Kitchen/ Dining Room

9' 4" x 13' 10" (2.84m x 4.22m) A range of wall and base units with complimentary worksurfaces, upstands and tiled splashbacks. Inset one & half bowl stainless steel sink with drainer and swan neck mixer tap over. Built-in eye level electric double oven & grill. Inset 5-ring gas hob with stainless steel splashback and extractor hood over. Integrated dishwasher, washing machine. and fridge/freezer. Gas boiler enclosed in wall cupboard. Ceramic tiled flooring. Radiator. Multi pane double glazed sash window to front with made to measure roman blind.

Living Room

12' 2" x 16' 2" (3.71m x 4.93m) High gloss wood effect flooring. Radiator. Double glazed window to rear. French doors to rear with perfect fit Venetian blinds. Opening onto the garden:

FIRST FLOOR

Landing

Airing cupboard housing hot water cylinder and shelving. Stairs rising to 2nd floor accommodation. Doors to bedrooms 2, 3, 4 and family bathroom.



Bedroom 2

13' 10" x 9' 4" (4.22m x 2.84m) Double glazed window to front with made to measure Roman blind. Radiator.

Bedroom 3

9' 4" x 12' 2" (2.84m x 3.71m) Double glazed window to rear with perfect fit Venetian blinds and made to measure Roman blinds. Radiator.

Bedroom 4

6' 7" x 8' 7" (2.01m x 2.62m) Double glazed window to rear with perfect fit Venetian blinds and made to measure Roman blinds. Radiator.

Family Bathroom

Suite comprising panel enclosed bath, pedestal mounted wash hand basin and low level flush wc. Partially tiled walls and ceramic tiled flooring. Radiator. Shaver point. Extractor fan. Obscure double glazed multi pane sash window to front with fitted roller blind.

SECOND FLOOR

Landing

Radiator. Door into:

Bedroom 1

10' 3" x 18' 9" (3.12m x 5.71m) High gloss wood effect flooring. Double glazed multi pane window to front. Large storage cupboard with hanging rail and shelving. Access to loft space with pull down ladder. Velux window to rear. Two radiators.

En-Suite

Three piece suite comprising seperate shower cubicle, low level flush wc and pedestal mounted wash hand basin. Partially tiled walls and ceramic tiled flooring. Extractor fan. Shaver point. Velux window to rear. Radiator.

OUTSIDE

Front Garden

Landscaped with slate chippings, established shrubs and hedging. Paved pathway to front door. External Light. Driveway providing access to garage and parking for 3 cars.

Rear Garden

Landscaped rear garden, mainly laid to artificial lawn with paved patio area. Gated side access leading to driveway. Corner arbour. Wooden pergola. External lights.

Single Garage

8' 0" x 17' 9" (2.44m x 5.41m) Electric up & over door with power/light connected. Personal side door to garden.

