

BROOMFIELD COURT

IVEL ROAD | SHEFFORD | BEDFORDSHIRE



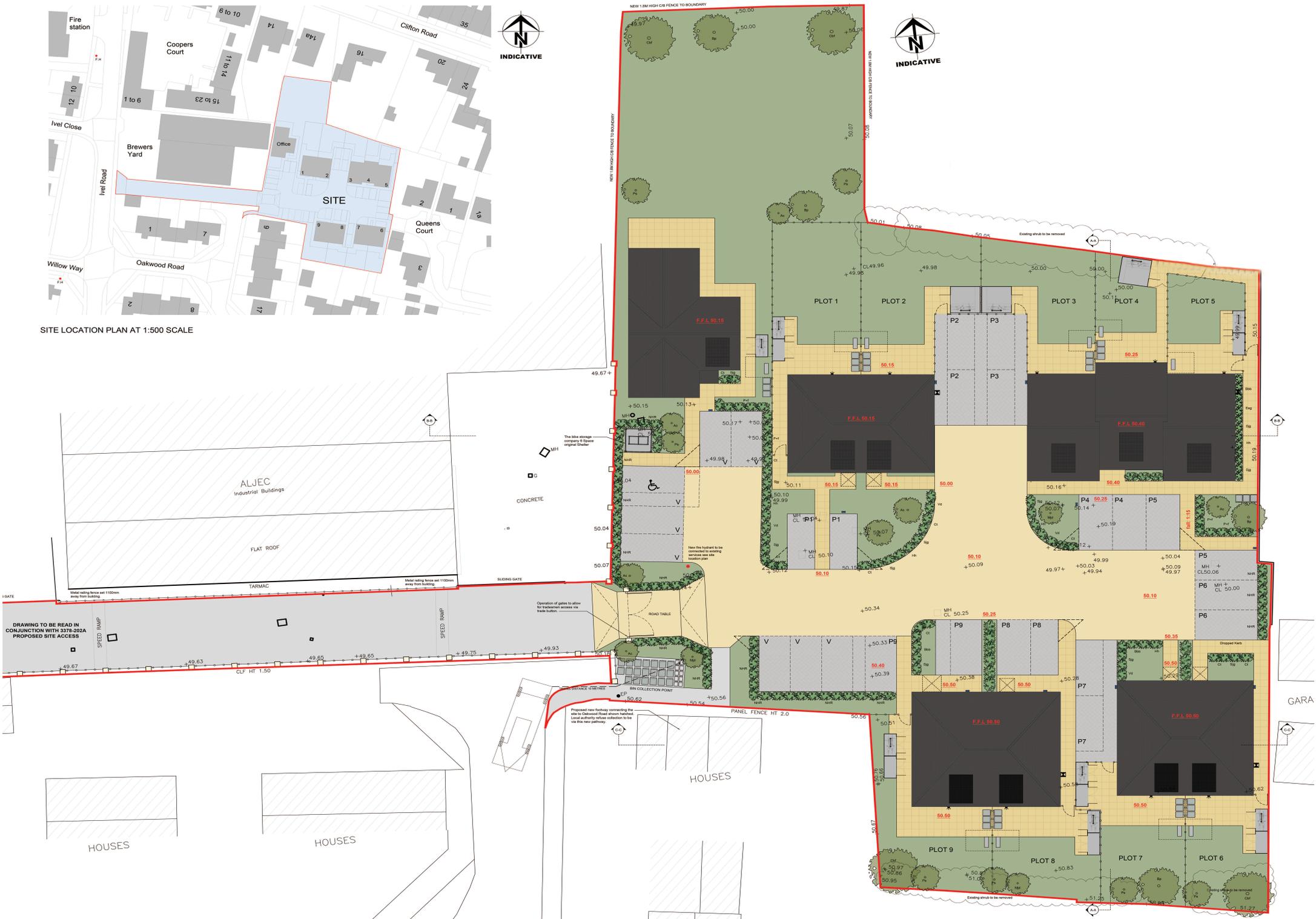


an Unrivalled development

A small development of 9 beautiful spacious private 3 bedroom houses one with the option of a lift, set within the market town of Shefford, Bedfordshire.



SITE LOCATION PLAN AT 1:500 SCALE



DATE: _____
 DRAWING TO BE READ IN CONJUNCTION WITH 3378-2024 PROPOSED SITE ACCESS

Proposed new footway connecting the site to Oakwood Road shown hatched. Local authority refuse collection to be via this new pathway.

GARA

HOUSES

HOUSES

HOUSES

A carefully designed

Collection of only 9 private 3 bedroom houses in a convenient location close to and within strolling distance of the high street.

Broomfield Court is a stunning and unique development of just 9 Private luxurious 3 bedroom houses, within strolling distance of the ancient and majestic High Street of Shefford and within easy reach of the shops, cafes and restaurants.

All of the properties have private gardens and allocated parking.

Every attention to detail has been made with you in mind, leaving a collection of perfectly designed contemporary dwellings.

The interior designed residences comprise of lovely open living and thoughtful in layout whilst designed to capture the classic features of this development, these include very efficient and energy saving air source

heat pumps and underfloor heating on the ground floor and radiators on the first floor.

The kitchens are modern and contemporary again with underfloor heating and Quartz work tops, integrated Neff appliances and a Quooker hot water tap and all have double glazed windows making these an energy efficient home.

There are several styles and layouts and they have been designed to be completely insulated to minimize the running costs to offer modern day living with classic features designed to create a feeling of security, peace, elegance and grandeur, which sets this development apart from many others.

SPECIFICATION:

- *Private Houses*
- *Air Source Heat pumps*
- *Bespoke Kitchens and Bathrooms*
- *Underfloor heating*
- *Energy Efficient and insulated*
- *Gardens*
- *Allocated parking*
- *EV Car Charging*

Discover a new lifestyle

within this Welcoming Historical market town of Shefford.

History

Shefford is a lively small market town with many advantages for those who live here. It is situated in Bedfordshire, approximately 50 miles North of London, midway between the A1 and the M1 trunk roads. Shefford has two rail lines within easy reach and an excellent bus service to Hitchin and Bedford.

The lower, middle and upper schools are all within walking distance of the town centre, making it an ideal area for growing families.

It has a variety of shops. It has its own industrial estate and starter units. The town also caters for many culinary tastes with pub food, several restaurants and takeaways.

There are many organisations catering for all age groups and interests.

The High Street has many interesting buildings and The Porch in North Bridge Street dates back to 15/16th century

Typical of many ancient towns and villages in England, Shefford has developed slowly by process of evolution rather than revolution. The earliest mention recorded is in the 13th century although it is known, through

archeological discoveries, that the Romans were here at about the 1st century A.D. and that one of the two sites discovered yielded pottery of a later Anglo-Saxon period, possibly about the 6th century.

At this time, it can be assumed that the immediate area was mainly swampland and, running east to west as it did, afforded few crossing places for travellers or shepherds moving between higher land to the north and south. It was probably around the time of the Danes' invasion of this country in the 9th century that the shepherds found this point the easiest to cross the river with their flocks and the name Sheep Ford was born.

In 1225 a Charter was granted to hold a market at the settlement by the sheep ford thus establishing this tiny hamlet of less than one hundred population as a market town. Eighty seven years later, in 1312, another Royal Charter was granted to Shefford – the right to hold an annual fair. This was held at Michaelmas and although at least two more fairs were established in the town at later dates, only this one, held as a street fair on the 11th October each year, remains today.

Most towns and villages owe their history to some wealthy family close by and although the D'Albini family at Cainhoe and the Beauchamps at Chicksands may have had some local influence, both lines died out in the thirteenth century and records of the town became very scant for the next hundred years or so.

The oldest structure remaining today can be found in part of the church tower. This is the remains of a chapel built in the 14th century and perhaps one of the most celebrated residents who lived in Shefford is Robert Bloomfield the poet who attained national fame. Bloomfield was born near Bury St Edmunds in 1766 and came to live here in 1799. A plaque marks the house in Northbridge Street in which he lived until his death in 1823

What's On

Shefford has its own street fair in October and a weekly street market every Friday. Keep in touch with what is happening in Shefford by reading our regular newsletter – Newslines.

LOCAL AMENITIES:

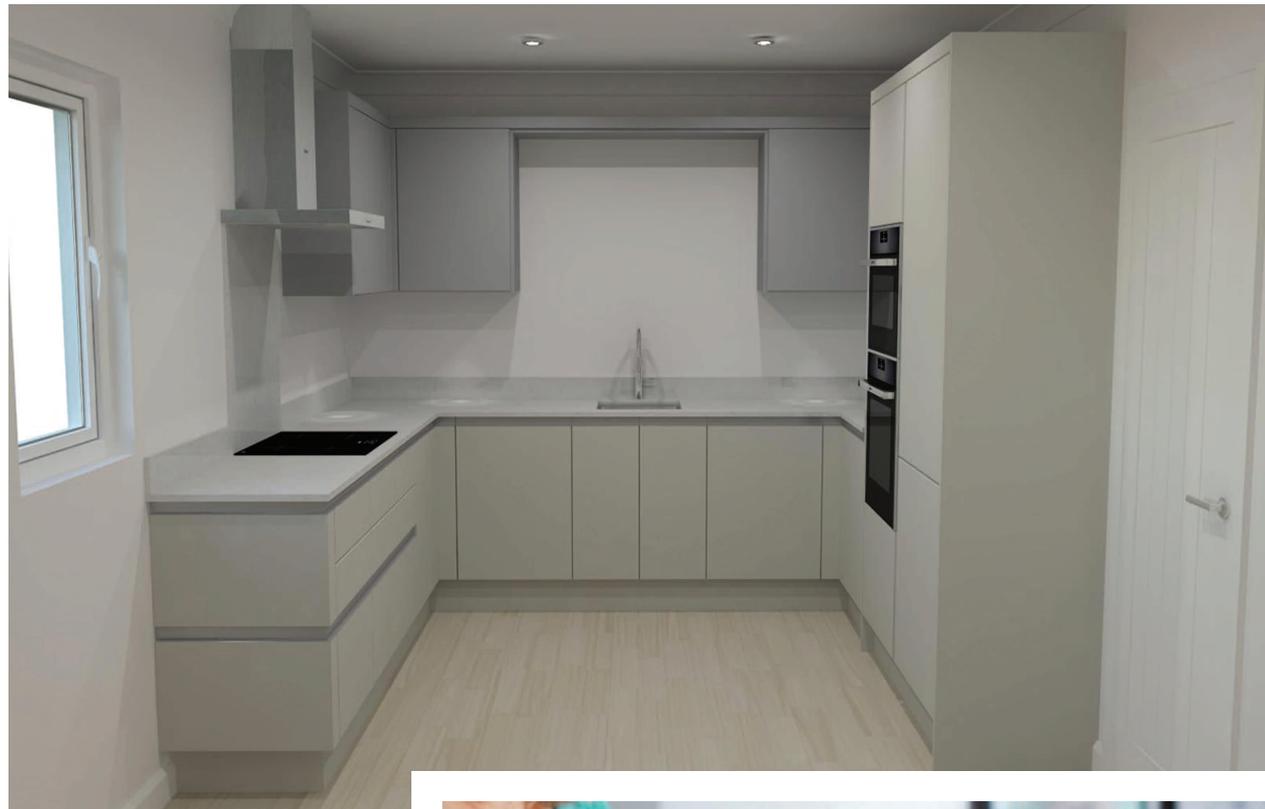
- *Restaurants and eateries*
- *Shops and businesses*
- *Post Office*
- *Rail and Road links*
- *Parish churches of Shefford*
- *Number of local pubs*
- *Retail park nearby*
- *Good local schools*
- *Local sports clubs*
- *Bus routes*
- *Art galleries near by*
- *Many coffee shops*
- *Nearby parks*
- *A variety of supermarkets and convenience stores*



*We pride ourselves
on Unrivalled
attention to
detailing*

KITCHEN SPECIFICATION:

- *Quartz worktops with matching up stand*
- *Neff electric fan oven, stainless steel*
- *Neff induction hob and extractor hood*
- *Neff combination microwave oven*
- *Indesit intergrated fridge and freezer*
- *Indesit intergrated dishwasher*
- *Stainless steel sink*
- *Quooker hot water tap*
- *Fitted matt designer handle less kitchen units*
- *Soft closure to draws and cupboards*
- *LED efficient ceiling down lighting*
- *Under unit LED lighting*



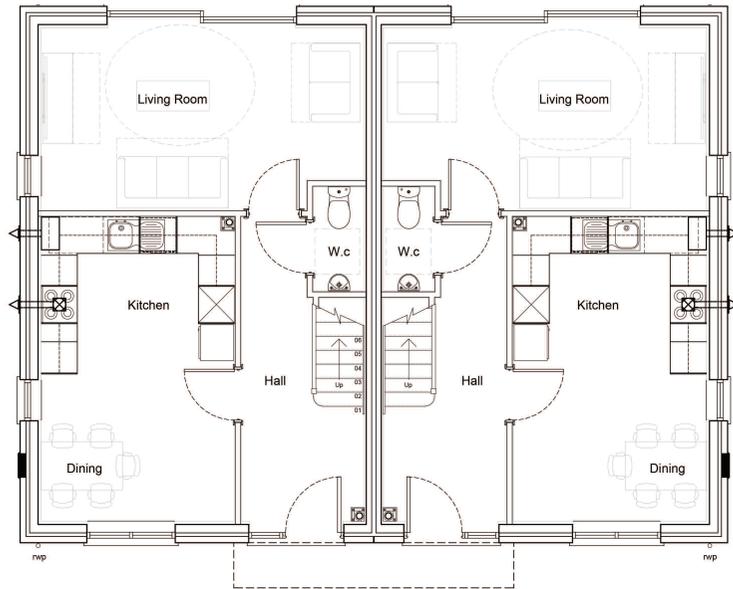


FRONT ELEVATION: 1-100
PLOT 1

SIDE ELEVATION
PLOT 2

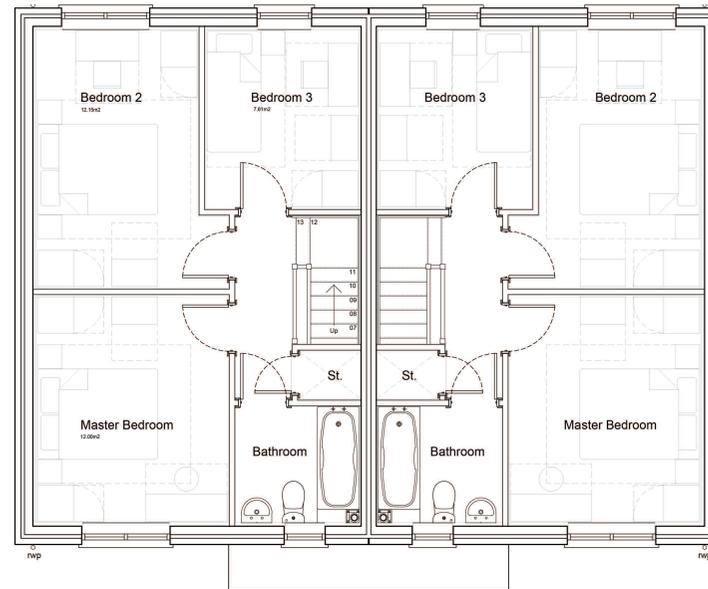
REAR ELEVATION
PLOT 2

SIDE ELEVATION
PLOT 1



PLOT 1

PLOT 2



PLOT 1

PLOT 2

GROUND FLOOR PLAN

FIRST FLOOR PLAN

PLOT 1 & 2

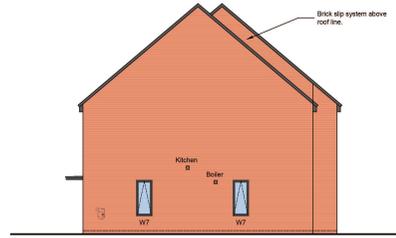


SPECIFICATION

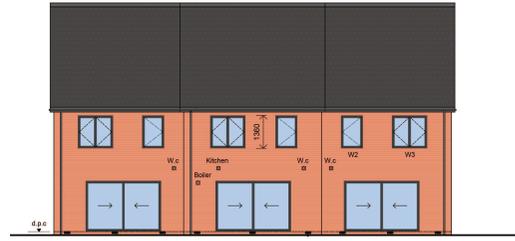
Living	9'10" x 17'8"	3.01m x 5.38m
Dining / Kitchen	16'6" x 10'7"	5.03m x 3.29m
Master Bedroom 1	12'4" x 10'6"	3.76m x 3.20m
Bedroom 2	14'0" x 8'10"	4.27m x 2.70m
Bedroom 3/Study	9'8" x 8'5"	2.96m x 2.56m
Bathroom	6'11" x 6'6"	2.11m x 1.95m
Hall	16'6" x 6'9"	5.03m x 2.04m
TOTAL GEA	1130 sq.ft.	105 m²



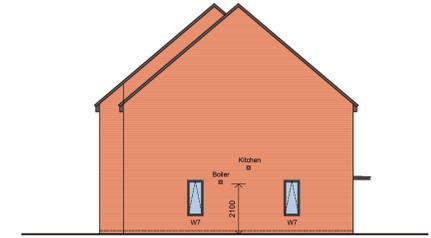
FRONT ELEVATION: 1-100
PLOT 3 PLOT 4 PLOT 5



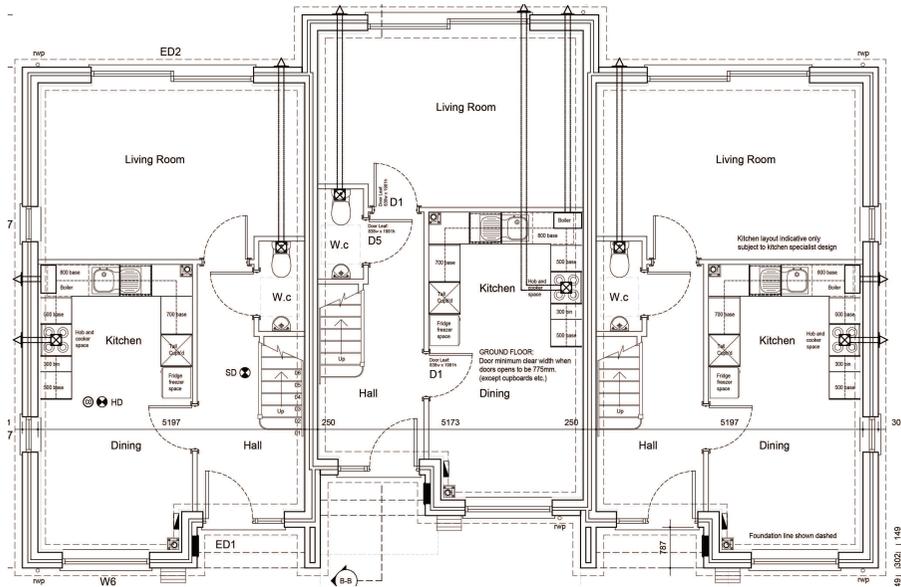
SIDE ELEVATION
PLOTS 4&5



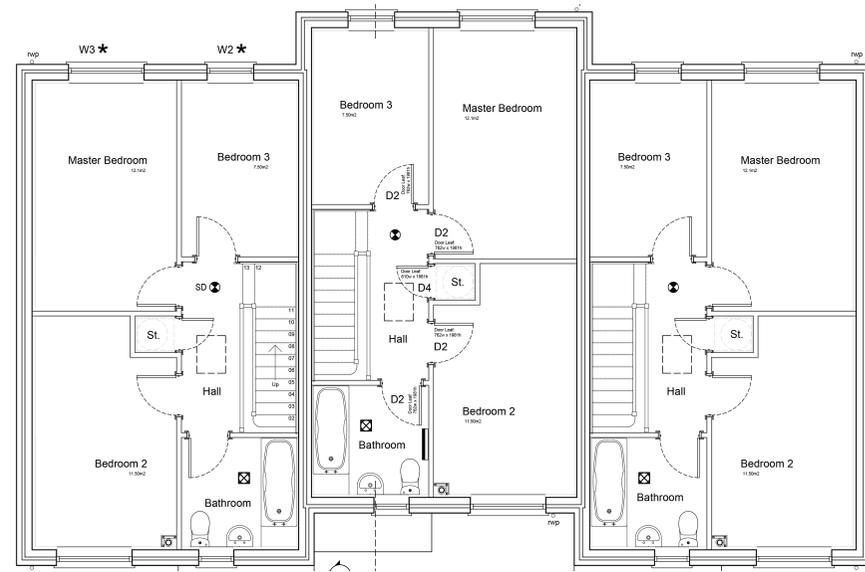
REAR ELEVATION
PLOT 5 PLOT 4 PLOT 3



SIDE ELEVATION
PLOTS 3&4



GROUND FLOOR PLAN
PLOTS 3 / 4 / 5



FIRST FLOOR PLAN



PLOTS 3/4/5

SPECIFICATION

Living	6'9" x 11'0"	5.11m x 3.35m
Dining / Kitchen	9'8" x 18'0"	2.94m x 5.50m
Master Bedroom 1	9'0" x 14'5"	2.75m x 4.45m
Bedroom 2	9'0" x 14'7"	2.75m x 4.45m
Bedroom 3/Study	7'4" x 11'0"	2.24m x 3.35m
Bathroom	7'4" x 6'11"	2.24m x 2.10m
Hall	6'9" x 16'0"	2.05m x 4.87m
W.C.	8'0" x 5'5"	2.45m x 1.65m
TOTAL GEA	1151 sq.ft.	107 m²



FRONT ELEVATION: 1-100
PLOT 6 PLOT 7

SIDE ELEVATION
PLOT 7

REAR ELEVATION
PLOT 7 PLOT 6

SIDE ELEVATION
PLOT 6



PLOT 6

PLOT 7

GROUND FLOOR PLAN



PLOT 6

PLOT 7

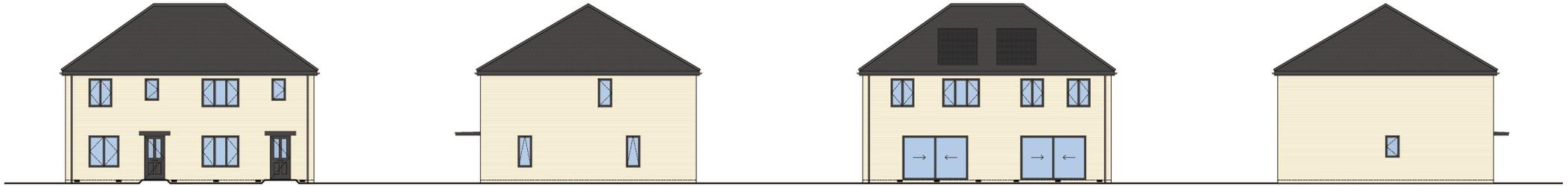
FIRST FLOOR PLAN

PLOT 6 & 7



SPECIFICATION

Living	11'2" x 16'3"	3.47m x 4.96m
Dining / Kitchen	14'9" x 9'4"	4.49m x 2.85m
Master Bedroom 1	16'4" x 9'1"	4.99m x 2.77m
Bedroom 2	14'11" x 8'10"	4.55m x 2.70m
Bedroom 3/Study	12'5" x 6'10"	3.79m x 2.08m
Bathroom	6'10" x 7'0"	2.08m x 2.15m
Hall	19'8" x 6'2"	5.94m x 1.88m
W.C.	6'1" x 4'9"	1.85m x 1.45m
TOTAL GEA	1216 sq.ft.	113 m²



FRONT ELEVATION: 1-100
PLOT 8

PLOT 9

SIDE ELEVATION
PLOT 9

REAR ELEVATION
PLOT 9

PLOT 8

SIDE ELEVATION
PLOT 8



PLOT 8

PLOT 9



PLOT 8

PLOT 9

GROUND FLOOR PLAN

GROUND FLOOR PLAN

FIRST FLOOR PLAN

FIRST FLOOR PLAN

PLOT 8

SPECIFICATION

Living	11'2" x 16'3"	3.40m x 4.96m
Dining / Kitchen	14'9" x 9'4"	4.49m x 2.85m
Master Bedroom 1	16'4" x 9'1"	4.99m x 2.77m
Bedroom 2	14'11" x 8'10"	4.55m x 2.69m
Bedroom 3/Study	12'5" x 6'10"	3.79m x 2.08m
Bathroom	7'0" x 7'0"	2.15m x 2.15m
Hall	19'5" x 6'2"	5.94m x 1.88m
W.C.	6'1" x 5'5"	1.85m x 1.65m
TOTAL GEA	1216 sq.ft.	113 m²

PLOT 9

SPECIFICATION

Living	11'4" x 19'6"	3.47m x 5.95m
Dining / Kitchen	14'0" x 12'2"	4.27m x 3.70m
Master Bedroom 1	16'3" x 9'10"	4.95m x 3.00m
Bedroom 2	15'0" x 11'8"	4.57m x 3.56m
Bedroom 3/Study	10'2" x 9'3"	3.10m x 2.82m
Bathroom	8'12" x 9'2"	2.72m x 2.80m
Hall	19'5" x 7'0"	5.94m x 2.15m
W.C.	8'0" x 5'5"	2.45m x 1.65m
TOTAL GEA	1442 sq.ft.	134 m²

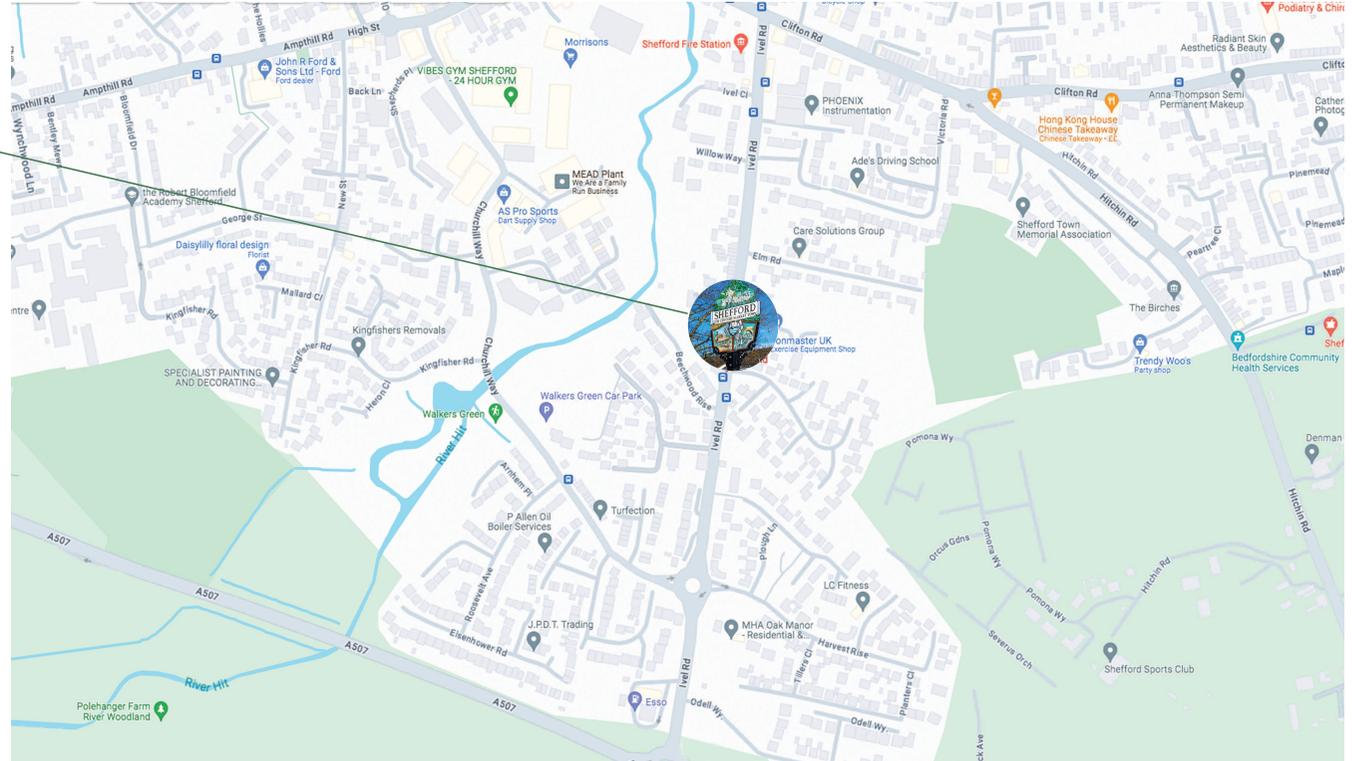


PLOT 9

WHEELCHAIR ADAPTABLE DWELLING
THIS PLOT CAN ACCOMMODATE A LIFT TO THE FIRST FLOOR AND A SHOWER ROOM ON THE GROUND FLOOR.

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Satchells

T: 01462 813 235

E: shefford@satchells.co.uk

W: www.satchells.co.uk



Working from the ground up...

TERMS

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