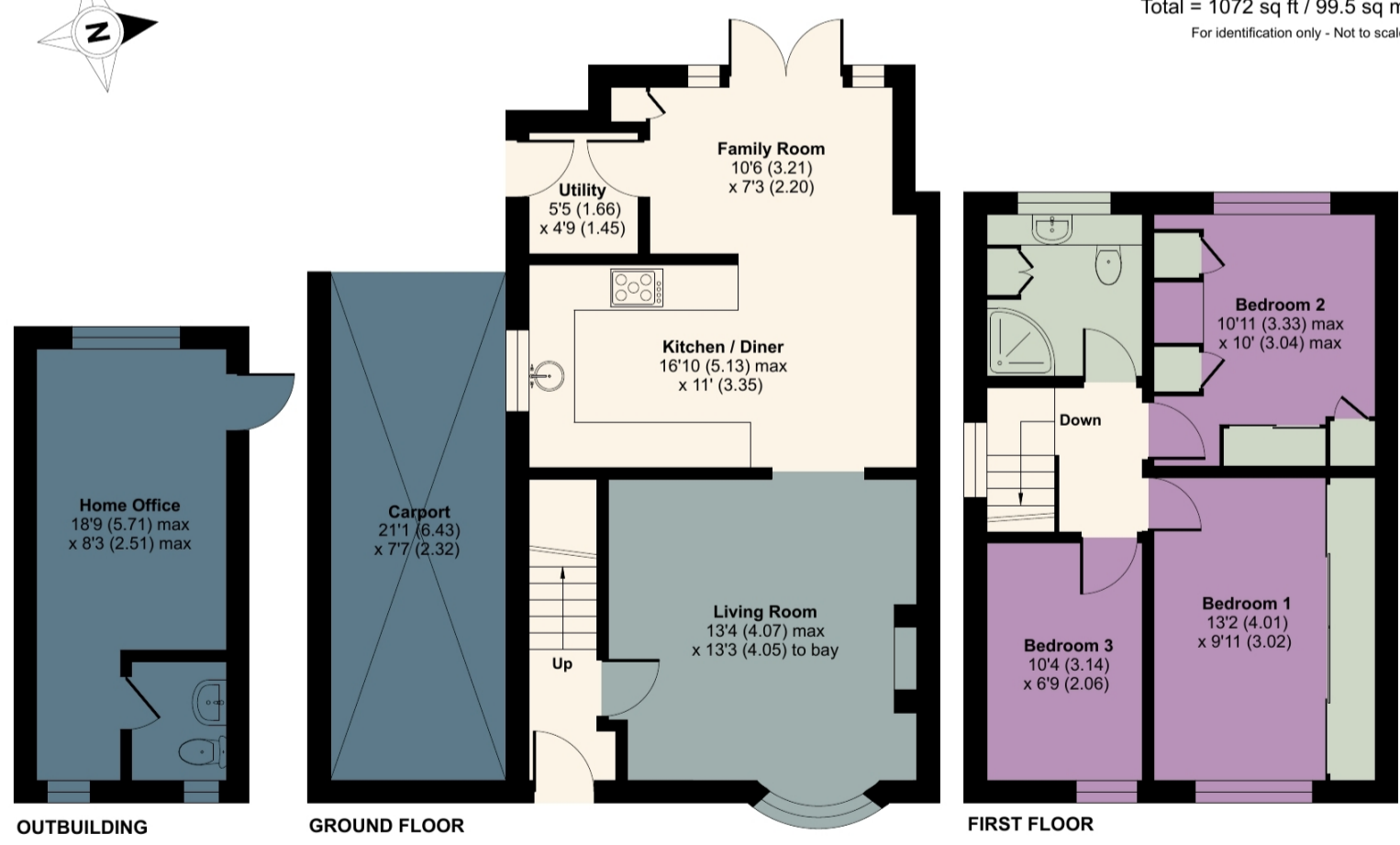




Approximate Area = 918 sq ft / 85.2 sq m (excludes carport)  
 Outbuilding = 154 sq ft / 14.3 sq m  
 Total = 1072 sq ft / 99.5 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Country Properties. REF: 1429430



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

Country Properties | 46-48, High Street | SG17 5DG  
 T: 01462 811822 | E: shefford@country-properties.co.uk  
 www.country-properties.co.uk

This well-presented three-bedroom chalet-style home is situated on the edge of the popular market town of Sheffield, offering easy access to local amenities and highly regarded schooling. The property benefits from a generous driveway providing off-road parking for up to six vehicles and is conveniently located just a short drive from Arlesey Station, offering fast rail links into London—ideal for commuters.

- Well presented – move straight in
- Useful utility area and storage.
- Additional family room/study
- Three bedrooms and upstairs bathroom
- South & easterly facing sunny rear garden – perfect for those summer evenings
- Garage currently being used as a studio and wc
- Driveway parking for at least 6 cars

## Ground Floor

### Entrance Hall

Ladder radiator. Stairs rising to first floor accommodation. Part glazed door into Living room

### Living Room

13' 3" x 13' 4" (4.04m x 4.06m) Double glazed bay window to front aspect. Feature fireplace fitted with gas fire. Wood effect flooring. Radiator. Opening into Kitchen/Dining room

### Kitchen/Dining Room

11' 0" x 10' 10" (3.35m x 3.30m) A range of eye & base level units with complementary work surfaces over. Under counter freezer. Under counter fridge. Integrated dishwasher. Range cooker with 6 burners & grill plate with stainless steel extractor over (by separate negotiation). Tiled flooring. Radiator. Double glazed window to side. Open into Family Room/Study

### Family Room/Study

7' 3" x 10' 6" (2.21m x 3.20m) Tiled flooring. Double glazed French doors with wing windows leading out to rear garden. Storage cupboard. Part glazed door into Utility area. Space for fridge freezer. Space for washing machine & tumble dryer. Part glazed door to side.

### Utility Area

Utility area with space for fridge/freezer and space for washing machine and tumble dryer. Part glazed door to side.



## First Floor

### Landing

Double glazed window to side. Doors to bedrooms 1,2 & 3. Door to family bathroom. Loft hatch providing access to loft housing boiler.

### Bedroom 1

9' 11" x 13' 2" (3.02m x 4.01m) Double glazed window to front aspect. Wood effect flooring. Radiator. Range of built in wardrobes.

### Bedroom 2

10' 0" x 10' 11" (3.05m x 3.33m) Double glazed window to rear aspect. Wood effect flooring. Radiator. Range of built in wardrobes. Airing cupboard.

### Family Bathroom

Three piece suite comprising: Separate shower cubicle with rainfall shower, vanity wash hand basin, low level WC. Partially tiled walls. Tiled flooring. Heated towel rail. Obscure double glazed window to rear aspect.

### Outside

#### Front Garden

Block paved driveway leading to front door and driveway providing off road parking for 5-6 vehicles. Gated access to rear and covered carport.

### Rear Garden

Large sandstone paved patio area. Gate leading to further large patio area. Mainly laid to lawn.

Wooden shed/Workshop. Gated access to driveway.

Personal door into garage (currently converted to a craft room) 8'3" x 18'9"

### Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: [enquiries@mortgagevision.co.uk](mailto:enquiries@mortgagevision.co.uk).

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

