



# 5, Elgar Drive

Shefford,  
Bedfordshire, SG17 5RZ  
£625,000

country  
properties

This extended 4 bedroom detached home on the popular 'Composers' development certainly has the WOW Factor! The property is a credit to the current owners and boasts a separate home office/garden room, and is just a short stroll to the heart of Shefford, its amenities and highly regarded schooling.

- Stylish kitchen/dining/family room with peninsula island and bi-folding doors opening onto the rear garden
- Spacious utility room and ground floor cloakroom
- Air conditioning - installed in living room & main bedroom
- Garage and driveway parking
- Living room with feature contemporary gas fireplace
- Main bedroom with en-suite shower room
- Private southerly aspect rear garden - a great space for entertaining and 'AlFRECO' dining
- Just a short drive to Arlesey train station for rail links into London



## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation with under stairs storage cupboard. Porcelain wood effect tiled flooring. Zoned underfloor heating. Radiator. Doors into living room, garage and sliding doors to the living room.

### Living Room

16' 3" x 11' 10" (4.95m x 3.61m) Double glazed bay window to front, with fitted shutters. Feature contemporary Gazco vertical gas fireplace with remote control. Radiator. Porcelain wood effect tiled flooring with zoned underfloor heating. Double doors into:

### Kitchen/Dining/Family Room

26' 2" x 26' 4" (7.98m x 8.03m) Family room with wood effect porcelain tiled flooring. Radiator. Opening to:

Kitchen Area: A range of wall and base units with porcelain worksurfaces and splashbacks. Fitted eye level Neff hide and slide electric double ovens with warming drawer. Inset induction hob with Neff extractor hood over. Integrated full height fridge. Pull out larder cupboard. Peninsular island with complementary worktop. Inset designer sink with swan neck mixer tap with pull out hose and separate hot tap. Integrated dishwasher. Pull out recycling bins. Breakfast bar with additional storage and feature lighting. Wood effect porcelain tiled flooring with underfloor heating. Two contemporary radiators. Two electric rain sensor velux roof lights with automatic blinds. Double glazed bi-folding doors with electric blinds opening onto the rear garden.

'Heos' launch port controls wi-fi, lighting, surround sound and electric blinds throughout the property.



## Utility Room

11' 4" x 8' 3" (3.45m x 2.51m) Base units with complementary worksurfaces over. Integrated washing machine and tumble dryer. Wine cooler. Zoned underfloor heating. Full height freezer. Floor to ceiling cupboards. Wood effect porcelain tiled flooring. Double glazed window and door to side. Media technology cupboard. Door into:

## Cloakroom

Suite comprising low level wc and vanity wash hand basin. Fully tiled walls and wood effect porcelain tiled flooring with zoned underfloor heating. Obscure double glazed window to front.

## FIRST FLOOR

### Landing

Access to loft space, with recently installed gas boiler. Airing cupboard providing storage. Double glazed window to front. Doors into all bedrooms and bathroom.

### Bedroom 1

14' 5" x 13' 2" (4.39m x 4.01m) Double glazed window to front. Radiator. Built-in wardrobes. Air conditioning unit.

### Wet Room

Re-fitted suite comprising shower enclosure, vanity wash hand basin and wall hung level wc. Demisting mirror with light. Heated towel rail. Fully tiled walls and tiled flooring. Extractor.



## Bedroom 2

9' 11" x 8' 11" (3.02m x 2.72m) Double glazed window to rear, with fitted shutters. Radiator.

## Bedroom 3

10' 9" x 8' 3" (3.28m x 2.51m) Double glazed window to rear, with fitted shutters. Radiator.

## Bedroom 4

10' 7" x 8' 3" (3.23m x 2.51m) Double glazed window to front, with fitted shutters. Radiator.

## Family Bathroom

Re-fitted three piece suite comprising panel enclosed 'P' shaped bath with shower over and curved glass side screen, vanity wash hand basin and wc with concealed cistern. Fully tiled walls and tiled flooring. Extractor. Demisting mirror with light. Heated towel rail. Obscure double glazed window front.

## OUTSIDE

### Front Garden

Laid to lawn with footpath to front door. Newly laid driveway providing off road parking for two cars. Electric car charging point. Gated access to both sides of the property, leading to the rear garden.

### Rear Garden

Landscaped southerly aspect rear garden with separate patio areas, lawn and mature shrubs. Hot tub - available by separate negotiation. Storage shed to remain. External light. Enclosed with wood panel fencing with gated access to both sides, leading to the front.

### Garden Room/Home Office

12' 5" x 9' 4" (3.78m x 2.84m) Power & light with wi-fi connection. Double glazed french doors opening onto the rear garden.

### Garage

17' 4" x 7' 8" (5.28m x 2.34m) Up & over door to front. Courtesy door to entrance hall.

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



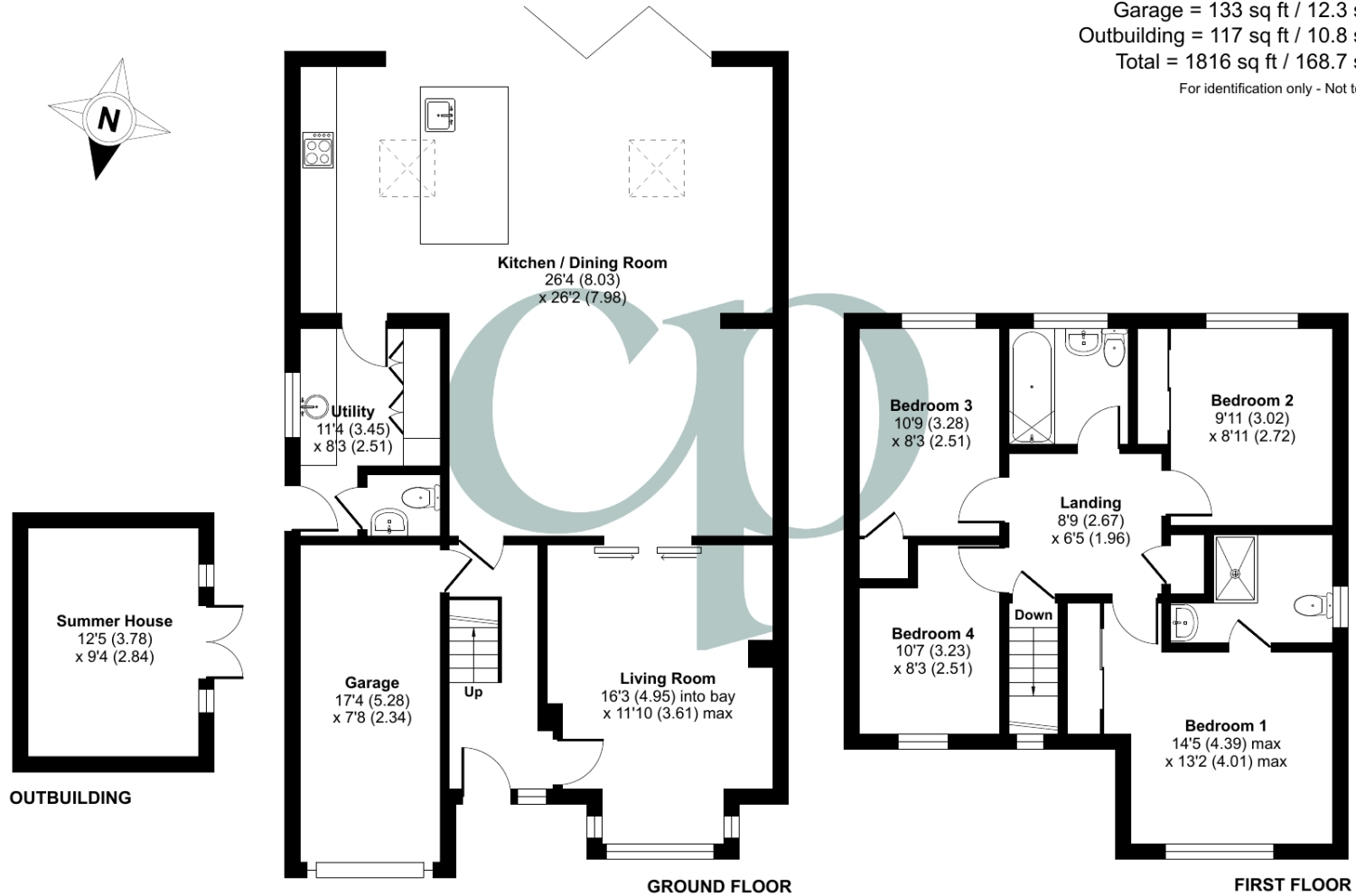


BEER  
is proof that  
GOD loves  
us and wants us  
to be HAPPY



Approximate Area = 1566 sq ft / 145.5 sq m  
Garage = 133 sq ft / 12.3 sq m  
Outbuilding = 117 sq ft / 10.8 sq m  
Total = 1816 sq ft / 168.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1111674

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Viewing by appointment only

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