



132 Ivel Road, Shefford, Bedfordshire. SG17 5UE





4 Bedroom Detached House £410,000 Freehold

A large detached four-bedroom family home. It is sold with no upper chain, a large living/dining room, a recently refitted kitchen, and a utility with a downstairs separate cloakroom. Light and bright four bedrooms with en suite to the master, family bathroom, and lots of storage. Potential to extend or convert the large integral garage (STTP). A must-view property, ring to book your appointment!

- **** NO UPPER CHAIN ****
- Four bedroom family home
- Detached with integral garage
- Great location
- Upvc double glazed throughout
- Gas central heating
- Newly fitted kitchen
- En-suite to master
- Garage with off street parking
- EPC rating C. Council tax band E

Ground Floor:

Porch:

Recessed with outside lantern.

Hall:

Upvc half glazed leaded light front door. Radiator. Stairs to first floor.

Kitchen:

Abt. 8' 8" x 11' 7" (2.64m x 3.53m) Upvc window to rear. Good selection of base and wall units. One and a half bowl sink unit with cupboards under. Built-in electric oven and four ring gas hob unit with extractor fan unit. Partly tiled walls. Plumbing for dishwasher, Space for fridge / freezer. Radiator. Vinyl flooring. Door to:

Utility Room:

Abt. 5' x 5' (1.52m x 1.52m) Plumbing for washing machine. Radiator. Doors to cloakroom and side entrance. Vinyl flooring. Wall mounted gas boiler supplying hot water and central heating.

Cloakroom:

Low level WC and vanity wash hand basin. Tiled splash back area. Radiator.

Lounge:

Abt. 12' 9" x 12' 10" (3.89m x 3.91m) Upvc double glazed bay window to front. Wooden surround fireplace with fitted gas coal effect fire. Marble hearth. Radiator and cover. Under stairs cupboard. Coved ceiling. Archway to dining room. Carpet as fitted.

Dining Room:

Abt. 7' 7" x 9' 1" (2.31m x 2.77m) Window to rear aspect. Casement door to rear garden. Radiator. Coved ceiling. Carpet as fitted.

First Floor:

Landing:

Airing cupboard with lagged tank and immersion heater. Loft hatch.

Bedroom One:

Abt. 10' 10" x 9' 7" (3.30m x 2.92m) Window to front aspect with delightful views. Radiator.

En-Suite Shower Room:

Fully tiled shower cubicle with shower. Low level WC. Vanity wash hand basin with cupboard under. Shaver point. Radiator. Extractor fan. Vinyl flooring.

Bedroom Two:

Abt. 8' 5" x 13' 10" (2.57m x 4.22m) Upvc double glazed window to front, radiator. Carpet as fitted.

Bathroom:

Abt. 6' 7" x 6' 0" (2.01m x 1.83m) Upvc double glazed obscure window to rear . Fully tiled white bathroom suite comprising paneled bath with mixer taps and hand held shower attachment, low level WC. and vanity wash hand basin with cupboard under. Heated towel rail. Extractor fan. Shaver point, Vinyl flooring.

Bedroom Three:

Abt. 8' 10" x 11' 3" (2.69m x 3.43m) Window to rear aspect. Radiator. Carpet as fitted.

Bedroom Four:

Abt. 8' 4" x 8' 4" (2.54m x 2.54m) Upvc double glazed window to rear aspect. Radiator. Carpet as fitted.

Outside:

Integral Garage:

Up & over door. Power & light. Personal door.

Gardens:

Open plan lawn area with flower borders. Tarmac drive providing extra parking. Enclosed west facing garden, well stocked with various mature shrubs and trees. York stone paved patio. Pond and fountain. Outside tap. Garden shed. Garage up and over door. Power and electric.

Additional Information:

Agents Note:

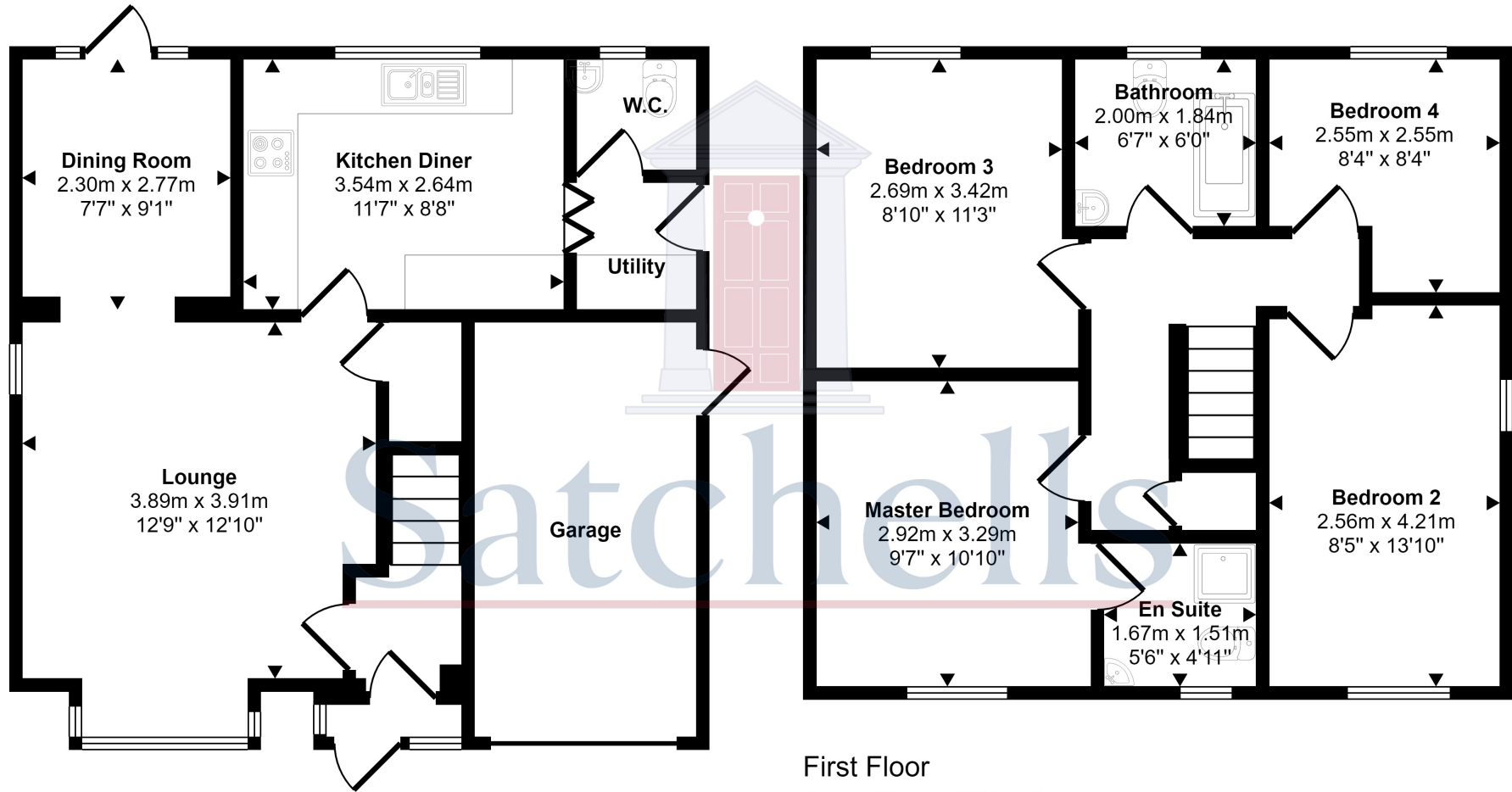
Draft details yet to be approved by the vendor and may be subject to change.





These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Approx Gross Internal Area
108 sq m / 1159 sq ft



Ground Floor
Approx 56 sq m / 598 sq ft

First Floor
Approx 52 sq m / 561 sq ft

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