



14, Kingfisher Road

Shefford,
Bedfordshire, SG17 5YQ
£375,000

country
properties

A well-presented 3-bedroom home offering comfortable family living, with a modern en-suite and bathroom, both refitted in 2024, and the added benefit of a garage and parking en bloc, all within easy walking distance of the High Street, local amenities and well-regarded schools.

- Feature media wall with contemporary inset electric flame-effect fire
- Modern en-suite and bathroom, both refitted in 2024
- Situated in a popular location, close to the High Street, local amenities and sought-after schools
- Garage and parking en bloc
- Situated in the sought-after market town of Shefford, with a variety of local shops, cafes and amenities
- Countryside walks close by - Ideal for walking the dog!!

Ground Floor

Entrance Hall

Wood effect flooring. Under stair storage cupboard. Radiator enclosed in decorative cover. Stairs raising to first floor. Door to Cloakroom, Kitchen & Lounge/Diner.

Cloakroom

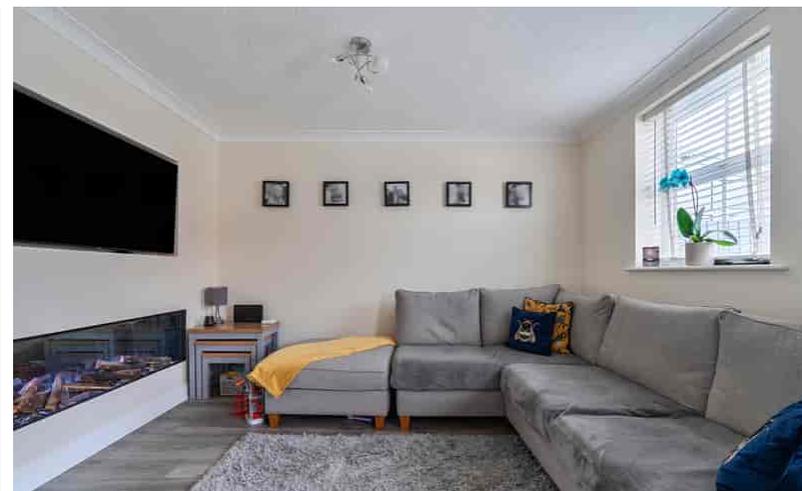
Low level WC, pedestal wash hand basin. Tiled splashbacks. Radiator. Obscure double glazed window to side.

Kitchen

9' 3" x 7' 11" (2.82m x 2.41m) A range of wall & base units will roll edge worksurfaces over. Tiled splashbacks. Ceramic one and a half bowl sink with drainer unit & swan neck mixer tap over. Built in electric oven & grill. Built in gas hob with stainless steel splashback & stainless steel extractor hood over. Space & plumbing for washing machine. Integrated fridge freezer. Integrated dishwasher. Wall mounted gas boiler enclosed in cupboard. Ceramic tiled flooring. Double glazed window to front.

Lounge/Diner

15' 0" x 11' 6" (4.57m x 3.51m) Double glazed window to rear. Double glazed double doors onto rear garden. Wood effect flooring. Radiator. Feature contemporary inset electric fire.



First Floor

Landing

Access to loft space. Airing cupboard housing Megaflow hot water tank & shelving. Radiator. Doors into all rooms.

Bedroom 1

14' 11" x 10' 2" (4.55m x 3.10m) Two double glazed windows to front. Radiator. Door to En-suite.

En-suite

Double shower cubicle. Low level WC. Vanity wash hand basin. Fully tiled walls. Chrome heated towel rail. Extractor fan.

Bedroom 2

15' 5" x 7' 1" (4.70m x 2.16m) Double glazed window to rear. Radiator. Loft access.

Bedroom 3

8' 2" x 6' 11" (2.49m x 2.11m) Double glazed window to rear. Radiator. Built in wardrobe with hanging rail & shelving.

Bathroom

Suite comprising panel enclosed bath with main shower over & glass folding side screen. Low level WC. Vanity wash hand basin. Chrome heated towel rail. Tiled splashbacks.

Outside

Rear Garden

Paved patio area. Laid to artificial lawn with raised slate shingle borders. Service light. Gated access to side leading to garage en-bloc.

Front Garden

Paved with slate shingle borders providing off road parking for 1 car. Water tap.

Garage

17' 5" x 7' 10" (5.31m x 2.39m) Up & over door. One parking space in front of garage.

Agents Note

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

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

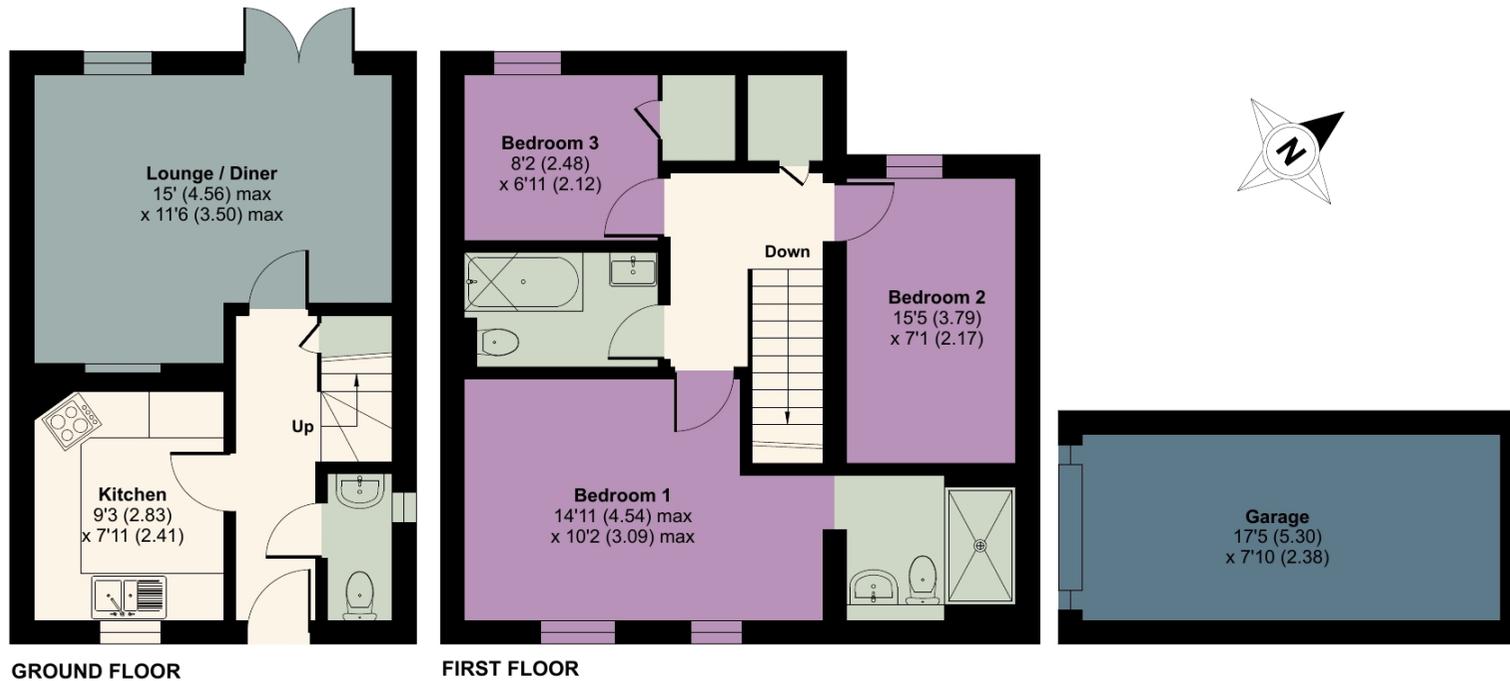


Approximate Area = 832 sq ft / 77.2 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 968 sq ft / 89.8 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). © nchecon 2026. Produced for Country Properties. REF: 1433175



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Viewing by appointment only

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