



27b, Woodmer Close

Shillington,
Hertfordshire, SG5 3PA
£325,000

COUNTRY PROPERTIES
PART OF HUNTERS

A well presented two bedroom detached bungalow set in the sought after village of Shillington offered with no upward chain.

- Kitchen with some integrated appliances
- Sunny wrap around garden
- Just a short commute into Hitchin
- Single garage and paved off road parking
- Quiet cul de sac location
- Countryside walks close by

GROUND FLOOR

Entrance Porch

Double glazed multi-pane door into entrance hall. Quarry tiled flooring. Obscure double glazed window to side.

Entrance Hall

Storage cupboard. Wood effect flooring. Radiator. Doors to all rooms.

Lounge

18' 4" x 10' 4" (5.59m x 3.15m) Dual aspect room with two double glazed windows to side and double glazed window to rear. Exposed brick chimney breast with feature fireplace. Wood effect flooring. Two radiators. Double doors into conservatory.

Conservatory

16' 6" x 8' 7" (5.03m x 2.62m) UPVC double glazed construction on brick base with glass roof and double doors opening onto the rear garden. Wood effect flooring. Radiator.



Kitchen

12' 2" x 7' 4" (3.71m x 2.26m) Fitted with a range of wall and base level units with rolled edge worksurfaces and tiled splashbacks. Inset stainless steel sink and drainer unit with mixer tap over. Built in electric oven and gas hob with extractor hood over. Integrated fridge/freezer. Integrated dishwasher. Space and plumbing for washing machine. Double glazed window to front.

Bedroom 1

13' 3" x 10' 4" (4.04m x 3.15m) Double glazed window to rear aspect. Wood effect flooring. Radiator.

Bedroom 2

8' 5" x 7' 2" (2.57m x 2.18m) Double glazed window to front. Wood effect flooring. Radiator. Door into:

Dressing Area

7' 1" x 6' 8" (2.16m x 2.03m)

Bathroom

Three piece suite comprising panel enclosed p-shaped bath with shower over, low level wc and pedestal mounted wash hand basin. Tiled splashbacks. Radiator. Obscure double glazed window to front.

OUTSIDE

Front Garden

Laid mainly to lawn with paved driveway providing off road parking for several cars.

Rear Garden

Laid to lawn with raised decked patio areas. Gated access to both sides. Service door into garage.

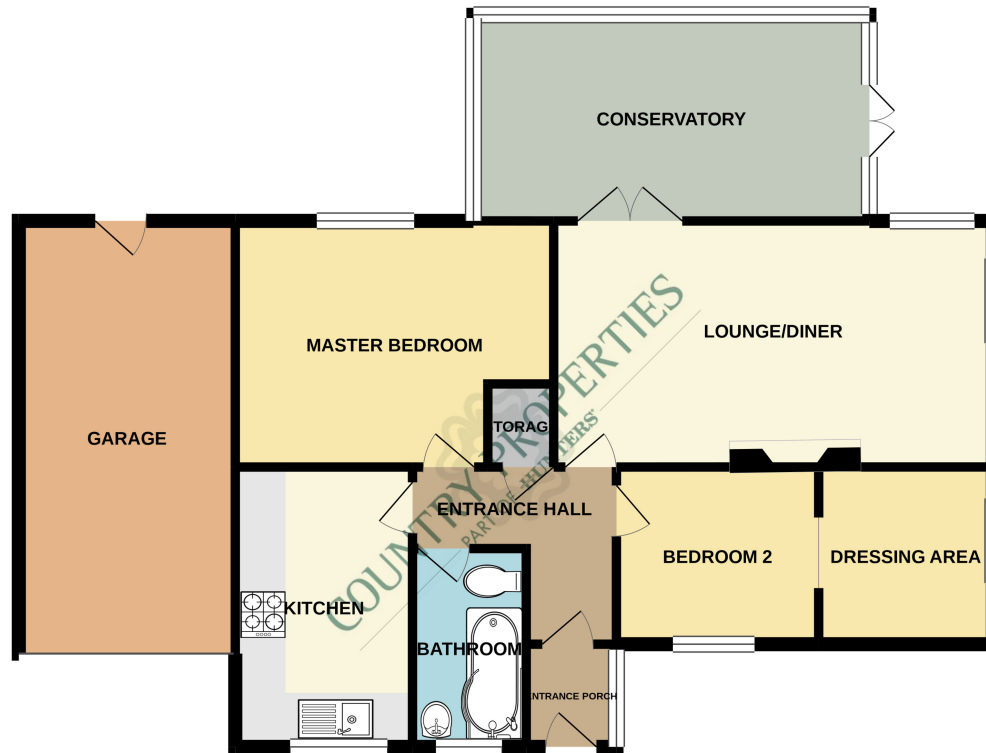
Single Garage

Up & over door with power/light. Wall mounted combination boiler. Service door into garden.

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



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		91
(81 to 91)	B		
(69 to 80)	C		70
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrepro ©2021

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

