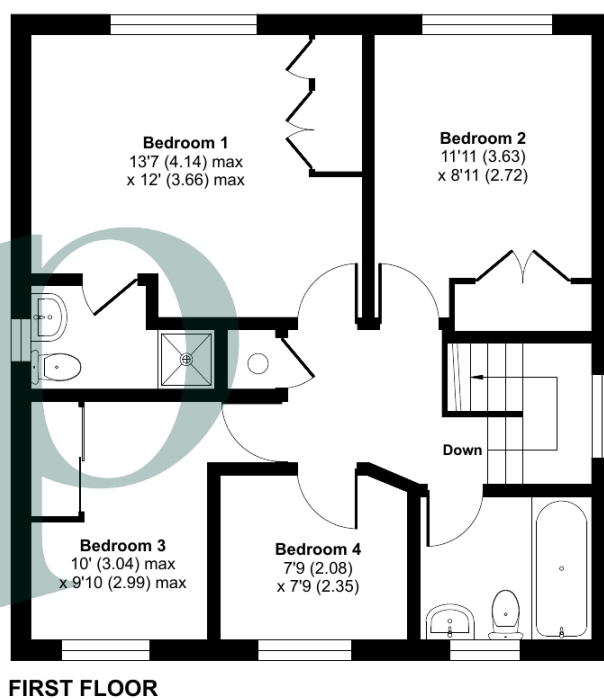
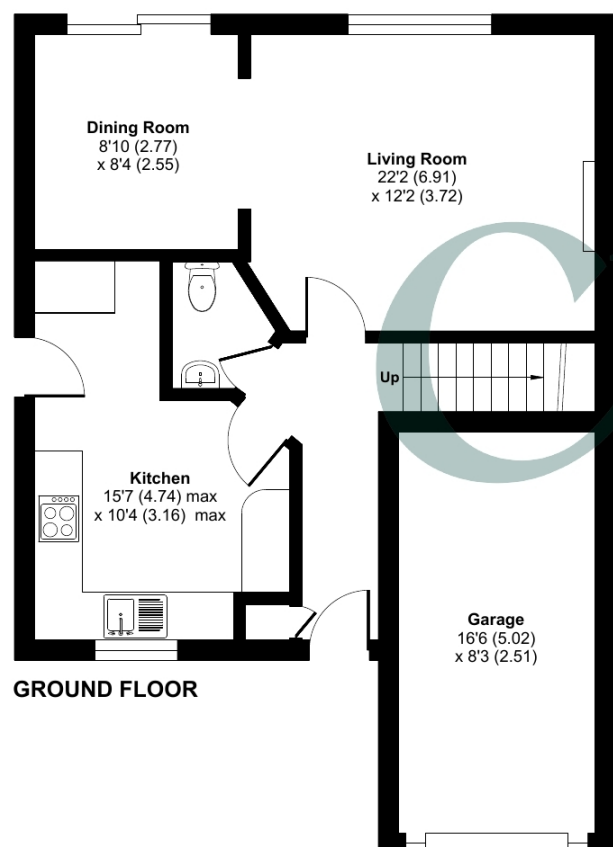




Approximate Area = 1062 sq ft / 98.6 sq m
Garage = 133 sq ft / 12.3 sq m
Total = 1195 sq ft / 110.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Country Properties. REF: 1243862

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

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

country
properties

This well presented 4 bedroom detached CHAIN FREE home offers spacious accommodation, located on this popular 'Composers' development in Shefford. Just a short stroll to the Millennium Green, High Street shops, amenities and highly regarded local schooling.

- NO UPWARD CHAIN !
- Well presented – move straight in !
- Family friendly location
- Separate utility and ground floor cloakroom
- Main bedroom with built in wardrobes and en-suite
- Single garage and driveway parking for 2 cars
- Riverside walks into Shefford town & Millennium Green – ideal for walking the dog
- Close to highly regarded local schools

Ground Floor

Entrance Hall

Stairs rising to first floor accommodation. Storage cupboard. Radiator. Wood effect flooring. Doors into cloakroom, kitchen and living room.

Cloakroom

Suite comprising low level flush wc and corner wash hand basin with tiled splashback. Wood effect flooring. Radiator.

Kitchen Area

15' 7" x 10' 4" (4.75m x 3.15m) Fitted with a range of solid oak wall and base units with complimentary work surfaces and tiled splashbacks. Composite one & half bowl sink with drainer and swan neck mixer tap over. Inset Hotpoint 4 ring gas hob with stainless steel extractor over. Integrated oven and grill. Space for dishwasher. Ceramic tiled flooring. Radiator. Double glazed window to front. Open to:

Utility Area: Wall and base units with complementary worksurface and high gloss brick effect tiled splashbacks. Space for upright fridge/freezer. Space for washing machine. Ceramic tiled floor. Serving hatch to dining room. Door to side.

Dining Room

8' 10" x 8' 4" (2.69m x 2.54m) French/sliding doors opening onto rear garden. Radiator.

Living Room

22' 2" x 12' 2" (6.76m x 3.71m) Feature fireplace with wood surround and marble hearth with gas fire inset. Radiator. Double glazed window to rear.



First Floor

Landing

Access to loft space. Airing cupboard housing Megaflo hot water cylinder and shelving. Obscure double glazed window to side. Doors into all bedrooms and bathroom.

Bedroom 1

13' 7" x 12' 0" (4.14m x 3.66m) Double glazed window to rear. Radiator. Built-in double wardrobe plus further storage cupboard. Door into:

En-suite

Three piece suite comprising shower cubicle, low level flush wc and vanity wash hand basin. Partially tiled walls. Extractor fan. Obscure double glazed window to side.

Bedroom 2

11' 11" x 8' 11" (3.63m x 2.72m) Double glazed window to rear. Built-in wardrobe. Radiator.

Bedroom 3

10' 0" x 9' 10" (3.05m x 3.00m) Double glazed window to front. Built-in wardrobe. Radiator.

Bedroom 4

7' 9" x 7' 9" (2.36m x 2.36m) Double glazed window to front. Radiator.

Bathroom

Three piece suite comprising panel enclosed bath, low level flush wc and pedestal mounted wash hand basin. Partially tiled walls. Radiator. Extractor fan. Obscure double glazed window to front.

Outside

Front Garden

Lawn area to front with driveway providing parking for 2-3 cars. Paved footpath to front door and gated access to rear.

Rear Garden

Laid mainly to lawn with paved patio and flower/shrub borders. Gated access to front. Storage shed with 2 compartments (can be used as a Summer House). Lean to down side of property provides further storage.

Garage

16' 6" x 8' 3" (5.03m x 2.51m) Up & over door with power/light.

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

