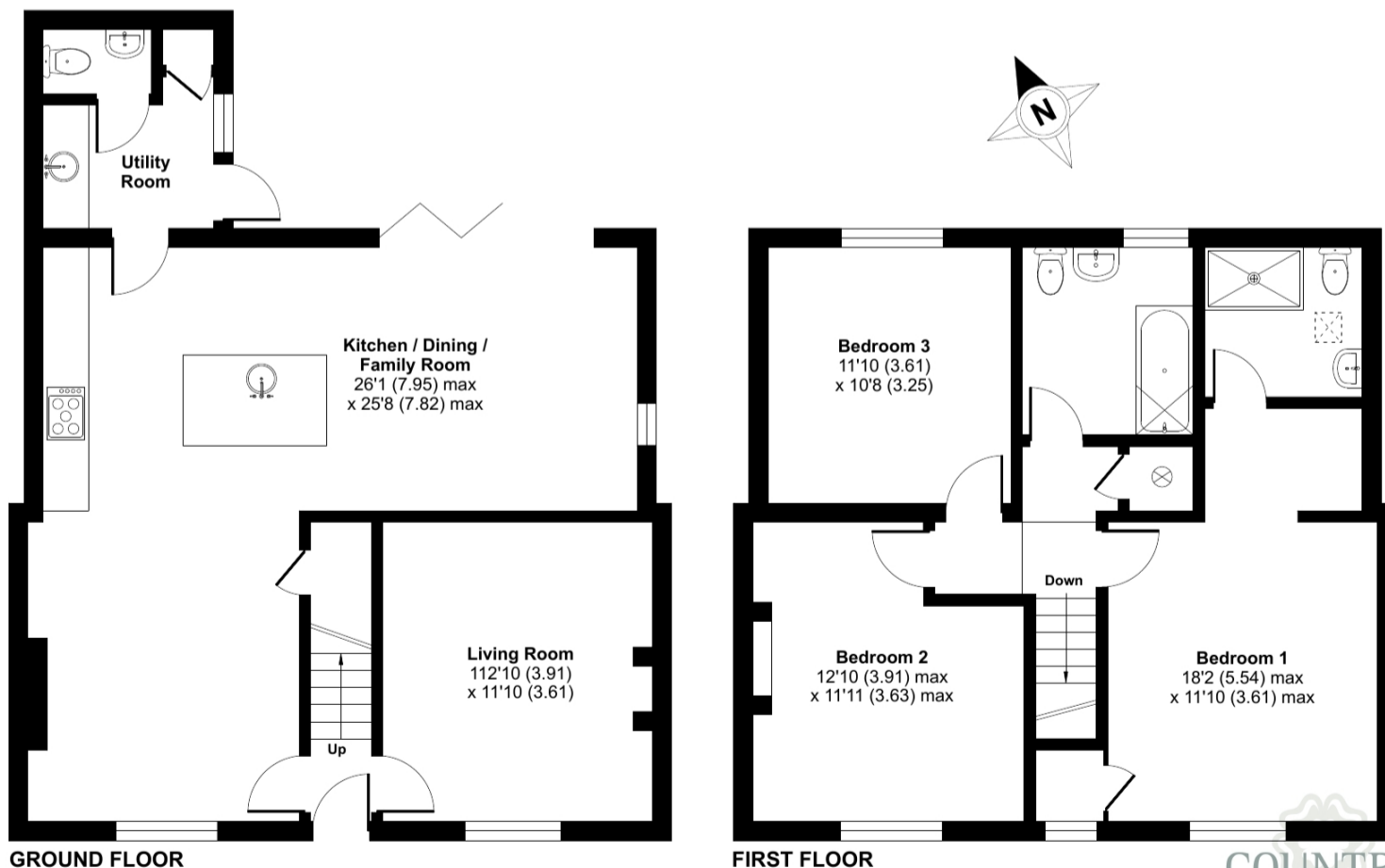




Approximate Area = 1424 sq ft / 132.2 sq m  
For identification only - Not to scale



RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Country Properties. REF: 1002260

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

This completely refurbished three bedroom Edwardian detached home offers a stylish family friendly layout with parking for several cars, and is situated within walking distance of town centre amenities.

- Open plan kitchen/dining family area with bi-folding doors opening onto the rear garden
- Utility and ground floor cloakroom
- Master bedroom with dressing room and en-suite shower room
- Integrated kitchen with quartz worktops
- Amtico flooring and underfloor heating throughout the ground floor
- Electric car charging point
- Off road parking for several cars

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation. Alarm control panel. Amtico flooring with underfloor heating. Doors into living room and family room.

### Living Room

12' 10" x 11' 10" (3.91m x 3.61m)  
Underfloor heating. Double glazed sash window to front.

### Kitchen/Dining/Family Room

26' 11" x 25' 8" (8.20m x 7.82m) Overall Measurement.

### Family Room

Double glazed sash window to front. Amtico flooring with underfloor heating. Understairs storage cupboard. Opening to:

### Kitchen/Dining Room

A range of wall and base units with quartz worksurfaces over. Inset one & half bowl sink with drainer and swan neck mixer tap over. Fitted eye electric double oven and microwave. Integrated dishwasher. Inset hob with stainless steel extractor hood over. Integrated fridge/freezer. Amtico flooring with underfloor heating. Double glazed window to side and bi-folding doors opening onto the rear garden. Door into:



### Utility Room

7' 9" x 5' 5" (2.36m x 1.65m) Base unit with inset stainless steel sink and drainer unit. Space and plumbing for washing machine. Space for tumble dryer. Alarm control panel. Amtico flooring with underfloor heating. Storage cupboard housing wall mounted gas boiler. Double glazed sash window to side and door opening onto the rear garden. Door into:

### Cloakroom

Suite comprising low level flush wc and wash hand basin. Amtico flooring with underfloor heating.

## FIRST FLOOR

### Landing

Storage cupboard. Doors into all rooms.

### Bedroom 1

12' 11" x 11' 10" (3.94m x 3.61m) Double glazed sash window to front. Radiator. Storage cupboard with double glazed window to front and radiator. Opening to:

### Dressing Area

Space for wardrobes. Door into:

### En-Suite Shower Room

Suite comprising shower cubicle, low level flush wc and wash hand basin. Partially tiled walls and tiled flooring. Velux window to side.

### Bedroom 2

12' 10" x 11' 11" (max) (3.91m x 3.63m) Double glazed sash window to front. Radiator. Feature Victorian style fireplace with timber surround.

### Bedroom 3

11' 10" x 10' 8" (3.61m x 3.25m) Double glazed sash window to rear. Radiator.

### Family Bathroom

Suite comprising panel enclosed bath, low level flush wc and wash hand basin. Heated towel rail. Partially tiled walls and tiled flooring. Obscure double glazed window to rear.

## OUTSIDE

### Front Garden

Block paved providing off road parking for several cars.

### Rear Garden

Laid to lawn with paved patio area and gated access to the side.

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

