



37 Conifer Way, Shefford, Bedfordshire. SG17 5YN





3 Bedroom Detached House

Guide Price £430,000 Freehold

Nestled in the corner of an amazing cul-de-sac within walking distance to Shefford town Centre is this detached home with three double bedrooms sitting on a lovely corner plot overlooking beautiful playing fields.

- Three double bedroom detached
- Parking for 4 vehicles
- Cul-de- sac location
- Overlooking local playing fields
- Close to Samuel Whitbread upper school
- Garden office
- NHBC warranty remaining
- Great access links to A507/A1
- Corner plot
- EPC rating B. Council tax band D

Ground Floor**Kitchen/Diner:**

Abt. 18' 2" x 11' 4" (5.54m x 3.45m) Laid with wood effect flooring with double doors leading to rear garden. Range of integrated appliances including induction hob and oven.

Lounge:

Abt. 18' 2" x 11' 4" (5.54m x 3.45m) Dual aspect and carpeted with bay window and double doors to rear garden.

First Floor**Principal Bedroom:**

Abt. 18' 5" x 11' 2" (5.61m x 3.40m) Carpeted throughout upstairs except bathroom. Fitted cupboard storage, dual aspect. Radiator.

Bedroom Two:

Abt. 10' 6" x 9' 7" (3.20m x 2.92m) Carpeted with radiator. Fitted blind and curtain pole.

Bedroom Three:

Abt. 11' 0" x 7' 2" (3.35m x 2.18m) Carpeted with radiator. Fitted blind and curtain pole.

Family Bathroom:

Three piece suite comprising fitted bathtub with shower attachment, low level flush wc and sink wash basin. Heated towel rail.

Outside**Front Garden:**

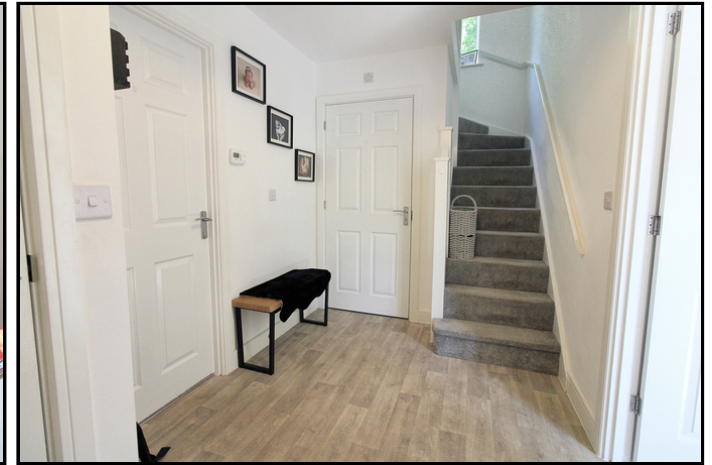
Laid with a paved driveway with grass verges either side of paved slabs going to front door.

Rear Garden:

Laid to grass lawn with a corner patio area to the side with access to driveway. Garden office all finished with a fence border.

Agents Note:

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

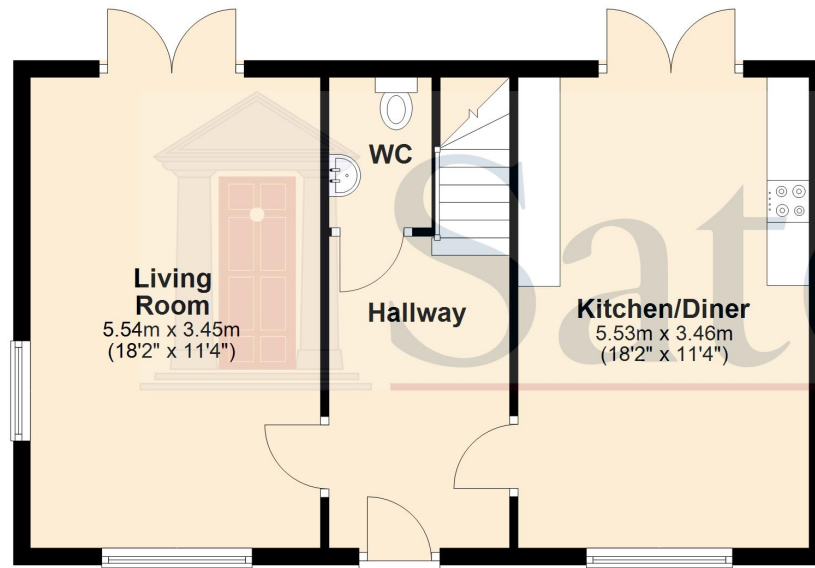




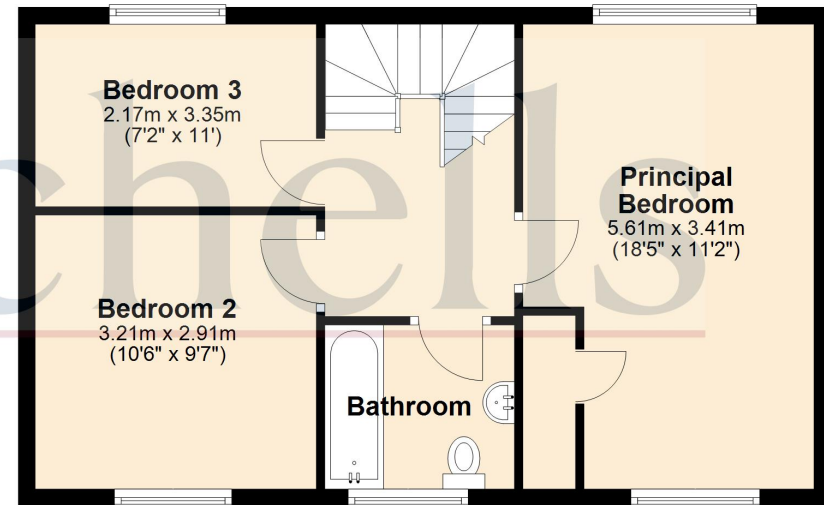
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.



Ground Floor



First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.