



12, Palmer Close

Shefford,
Bedfordshire, SG17 5EE
O.I.E.O £400,000

country
properties

This four bedroom detached home with a re-fitted kitchen and bathroom is set in a popular cul de sac off Shefford High Street offering a variety shops, pubs and restaurants.

- Spacious re-fitted 26ft kitchen/dining room
- Living room with patio doors opening onto the rear garden
- Newly re-fitted bathroom suite
- Single garage with power & light
- Good school catchments
- Located on the edge of Shefford close to open countryside

Ground Floor

Entrance Hall

Stairs rising to first floor accommodation. Karndean flooring. Radiator. Doors into cloakroom, kitchen/diner and garage.

Cloakroom

Suite comprising low level wc and pedestal mounted wash hand basin. Radiator. Karndean flooring. Obscure double glazed window to side.

Kitchen/Dining Room

26' 7" x 8' 7" (8.10m x 2.62m) Re-fitted shaker style kitchen with a range of wall and base units with marble effect worksurfaces and splashbacks. Sink unit with drainer and swan neck mixer tap over. Inset 4-ring gas hob with splashback and stainless steel extractor hood over. Fitted eye level double oven. Integrated fridge/freezer and dishwasher. Pantry cupboard. Breakfast bar. Karndean flooring. Radiator. Double glazed windows to front, side and rear. Under stairs storage cupboard. Door to:

Living Room

16' 6" x 11' 2" (5.03m x 3.40m) Dual aspect room with double glazed window to side and patio doors opening onto the rear garden. Two radiators.



FIRST FLOOR

Landing

Access to partially boarded loft space with pull down ladder and light. Airing cupboard providing storage. Doors to all rooms.

Bedroom 1

11' 2" (max) x 11' 1" (max) (3.40m x 3.38m)
Double glazed window to rear. A range of fitted wardrobes. Radiator.

Bedroom 2

14' 4" (max) x 8' 7" (max) (4.37m x 2.62m)
Double glazed window to rear. Built in wardrobe. Radiator.

Bedroom 3

11' 10" x 7' 11" (3.61m x 2.41m)
Double glazed windows to front and side. Radiator.

Bedroom 4

11' 10" (max) x 7' 11" (3.61m x 2.41m)
Double glazed window to front. Bulk head storage cupboard. Radiator.

Bathroom

Re-fitted three piece suite comprising 'p' shape panel enclosed bath with shower over and curved glass side screen, vanity wash hand basin and low level wc. Radiator. Partially tiled walls and ceramic tiled flooring. Obscure double glazed window to side.

Outside

Front Garden

Driveway provides off road parking and access to garage. Pathway leading to front door and gated access to both sides, leading to the rear.

Rear Garden

Laid mainly to lawn with paved patio area and flower/shrub borders. Security light. Cold water tap. Gated access to both sides, leading to the front.

Garage

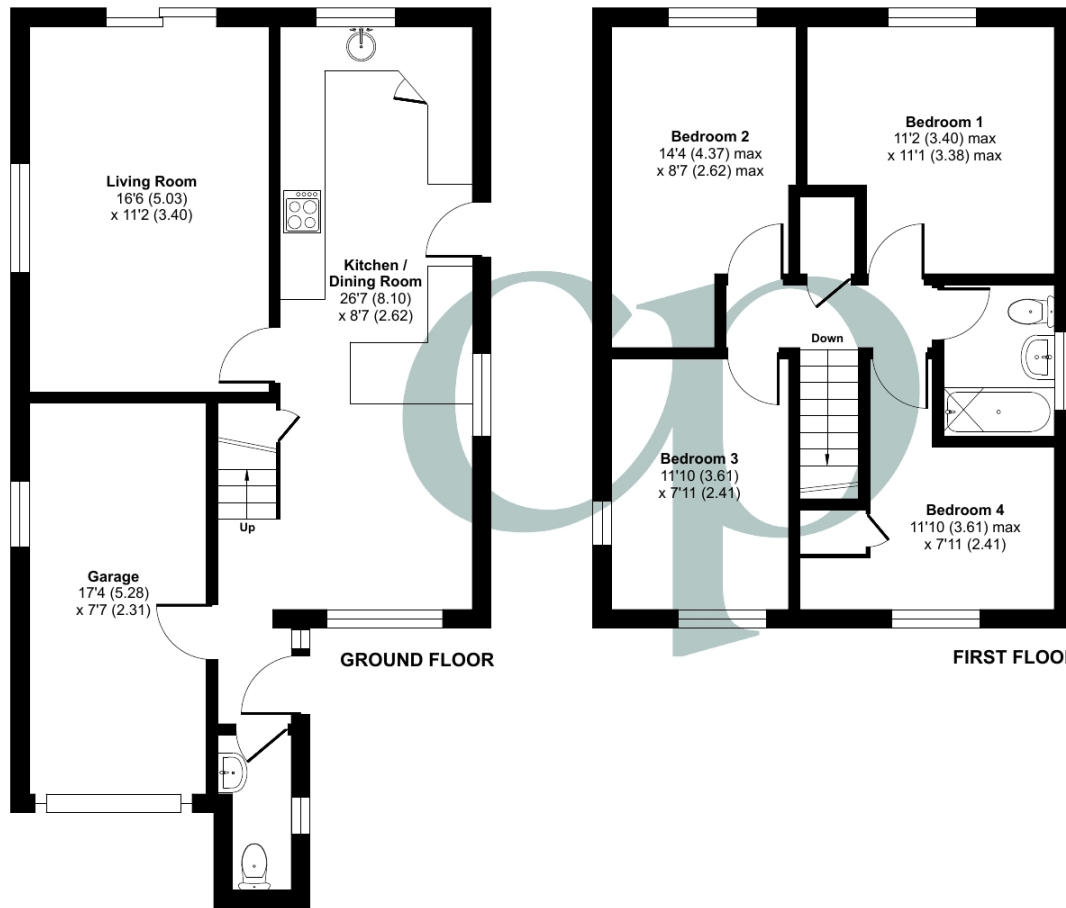
Up & over door with power/light connected.

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



Approximate Area = 1009 sq ft / 93.7 sq m
 Garage = 141 sq ft / 13 sq m
 Total = 1150 sq ft / 106.8 sq m

For identification only - Not to scale



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

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1137541

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Viewing by appointment only

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