



9, Brookside

Campton, Shefford,
Bedfordshire, SG17 5PA
£425,000

country
properties

This extended 4 bedroom family home boasts emphasis on space and versatility with 14ft Living Room and 17ft Family Room which could be used as a bedroom. Set in the highly desirable village of Campton and well situated for countryside walks this individual home is one to see.

GROUND FLOOR

Entrance Via

UPVC double glazed door to:

Entrance Hall

Stairs rising to first floor accommodation. Radiator. Wood effect flooring. Doors to shower Room, Family Room/Bedroom 5 and Kitchen/Dining Room.

Family Room/Bedroom 5

17' 1" x 10' 7" (5.21m x 3.23m) Multi pane double glazed window to front and rear aspect with multi pane double glazed door onto rear garden. Radiator.

Shower Room

Multi pane obscure double glazed to front aspect. Suite comprising double shower cubicle, wash hand basin, low level wc. Fully tiled walls. Extractor fan. Victorian style radiator with hanging rail. Ceramic tiled flooring.

Kitchen/Dining Room

25' 8" x 8' 1" (7.82m x 2.46m) A range of eye and base level units with granite worksurfaces over. Tiled splashbacks. Inset one and a half bowl stainless steel sink with drainer & swan neck tap over. Space for fridge freezer. Slimline dishwasher (to remain). Gas Range cooker (to remain) with glass splash-back and extractor hood over. Ceramic tiled flooring. Under stairs storage cupboard housing wall mounted gas boiler (installed in 2015). UPVC double glazed window to rear. Multi-pane double glazed doors leading to rear garden. Open archway leading to Living room.

Living Room

14' 8" x 14' 3" (4.47m x 4.34m) Multi pane double glazed window to front and side aspect. Two radiators. Wood effect flooring. Door into conservatory.

Conservatory

24' 0" x 7' 11" (7.32m x 2.41m) UPVC double glazed on brick base with new roof. Ceramic tiled flooring. Double glazed door to front. Multipane double glazed door to rear giving access to rear garden. Door to out building.



Outbuilding

8' 10" x 5' 3" (2.69m x 1.60m) Window to front aspect. Space and plumbing for washing machine. Shelving units. Power and light.

FIRST FLOOR

Landing

Two multipane UPVC double glazed windows to rear aspect. Radiator.

Bedroom 1

13' 8" x 11' 7" (4.17m x 3.53m) Multipane UPVC double glazed window to front aspect. Radiator. Loft access. Wood effect flooring.

Bathroom

Three piece suite comprising low level wc. Wash hand basin with vanity under and 'P' shaped panel bath with shower over and glass screen. Tiled splash-backs. UPVC frosted double glazed window to rear aspect. Radiator.

Bedroom 2

11' 7" x 10' 8" (3.53m x 3.25m) Multi pane UPVC double glazed window to rear aspect. Radiator.

Bedroom 3

12' 4" x 10' 0" (3.76m x 3.05m) UPVC double glazed window to front aspect. Radiator. Wood effect Flooring.

Bedroom 4

15' 0" x 12' 8" (4.57m x 3.86m) UPVC multi pane double glazed window to side aspect. Obscure double glazed window to front aspect. Radiator.

OUTSIDE

Front Garden

Large paved area. with brick retaining wall. Metal construction storage shed.

Rear Garden

Private enclosed West facing rear garden. Sunken deck patio area. Laid mainly to lawn with raised flower shrub borders. Power points.

Agents Note

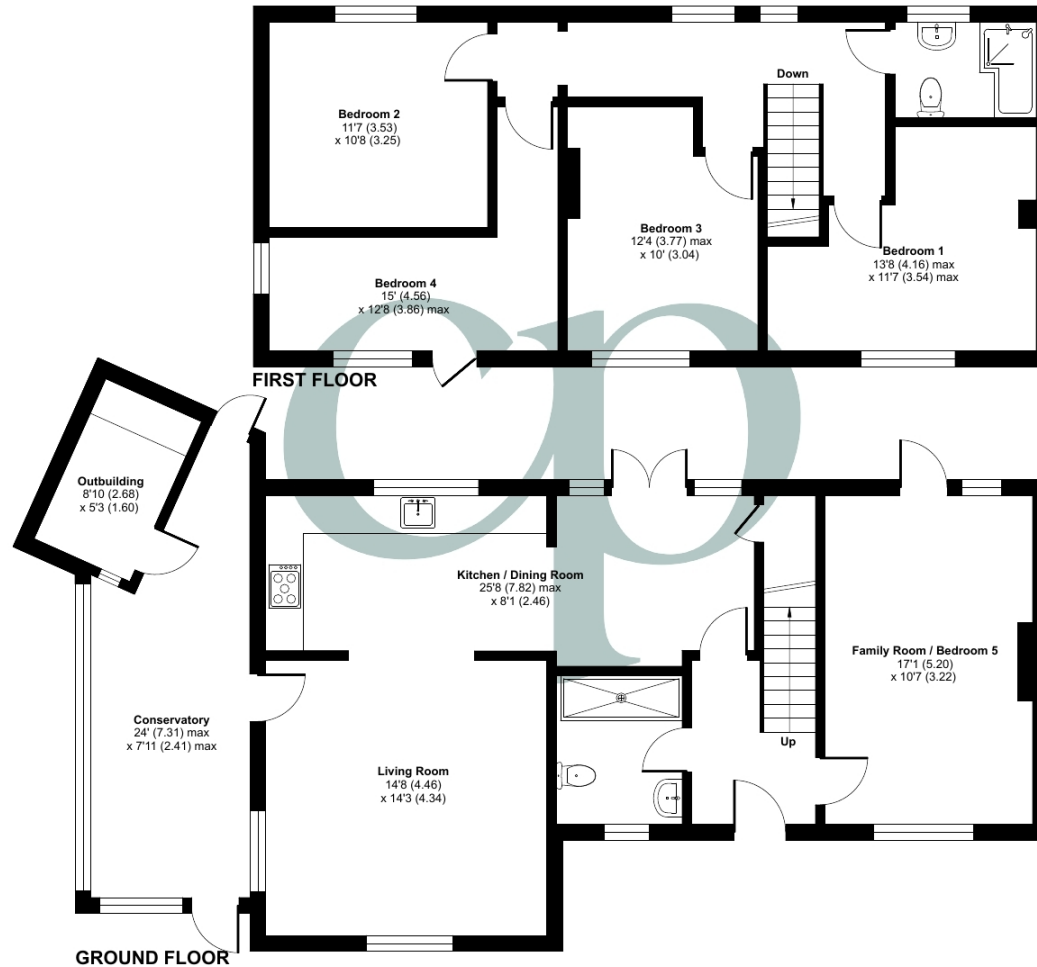
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 014692 811822 or email: enquiries@mortgagevision.co.uk

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



Approximate Area = 1682 sq ft / 156.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Country Properties. REF:1217645

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Viewing by appointment only

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