



26, Davy Drive

Shefford,
Bedfordshire, SG17 5ZF

Offers in Excess of: £550,000

COUNTRY PROPERTIES
PART OF HUNTERS

This beautifully presented four bedroom detached 'Canterbury' Bovis home has a separate study and generous kitchen/dining room opening out onto a south westerly facing rear garden, the property is situated on the desirable 'Campton Fields' development in the popular market town of Shefford.

- Beautifully presented - just move in!
- Bedroom 1 with fitted wardrobes and en-suite shower room
- Landscaped south westerly facing rear garden
- Just a short stroll to highly regarded schooling and amenities
- Separate study - ideal for those working from home
- Driveway providing ample off road parking leading to single garage
- Located on the popular Campton Fields development in Shefford



GROUND FLOOR

Entrance Hall

Stairs rising to first floor with under stairs storage cupboard. Media hub. Radiator. Ceramic tiled flooring. Doors into all rooms.

Cloakroom/Utility

Suite comprising low level flush wc and pedestal wash hand basin. A range of fitted cupboards with wood effect worksurfaces over. Integrated washing machine. Ceramic tiled flooring. Obscure double glazed window to side.

Living Room

18' 1" (into bay) x 11' 7" (5.51m x 3.53m) Double glazed bay window to front and further window to side, both with fitted shutters. Radiator. Wood effect tiling. Part glazed double doors opening into the kitchen/dining room.

Kitchen/Dining Room

25' 1" x 10' 4" (7.65m x 3.15m) A range of shaker style wall and base units with wood effect worksurfaces over. Inset 5 ring gas hob with stainless steel extractor hood over. Fitted eye level electric double oven and grill. Integrated dishwasher and fridge/freezer. Wall cupboard housing gas boiler. Two radiators. Ceramic tiled flooring. Double glazed window and French doors with sidelights opening onto the rear garden.

Study

7' 7" x 6' 6" (2.31m x 1.98m) Double glazed window to front with fitted shutters. Radiator.

FIRST FLOOR

Landing

Access to partially boarded loft space. Airing cupboard. Doors to all rooms.

Bedroom 1

13' 2" (into bay) x 11' 7" (4.01m x 3.53m) Double glazed bay window to front with fitted shutters. Radiator. Built in double wardrobe. Door into:



En-Suite Shower Room

Three piece suite comprising low level flush wc, wall mounted wash hand basin and double shower cubicle. Heated towel rail. Ceramic tiled flooring. Extractor.

Bedroom 2

14' 5" (max) x 9' 3"(max) (4.39m x 2.82m)
Double glazed window to rear with fitted shutters. Radiator.

Bedroom 3

11' 1" (max) x 9' 11" (max) (3.38m x 3.02m)
Double glazed window to front. Radiator.

Bedroom 4

10' 5" x 8' 1" (3.17m x 2.46m) Double
glazed window to rear. Radiator.

Family Bathroom

Three piece suite comprising wall mounted wash hand basin, low level flush wc and panel enclosed bath with shower and glass side screen. Heated towel rail. Extractor. Obscure double glazed window to side.



OUTSIDE

Front Garden

Pathway to front door and gated access to rear. Lawn area to side with mature shrubs. Driveway providing off road parking for 2 cars.

Rear Garden

Landscaped south westerly facing rear garden laid mainly to lawn with paved patio area. Enclosed with timber fencing with gated access to front.

Single Garage

Up and over door with power/light connected.

AGENT NOTE:

The owners advise there is a service charge for the property of approx £170 per annum (payable every 6 months) for the upkeep of the communal/play areas.

We would advise the purchaser to check this information with their legal representative prior to exchange of contracts.

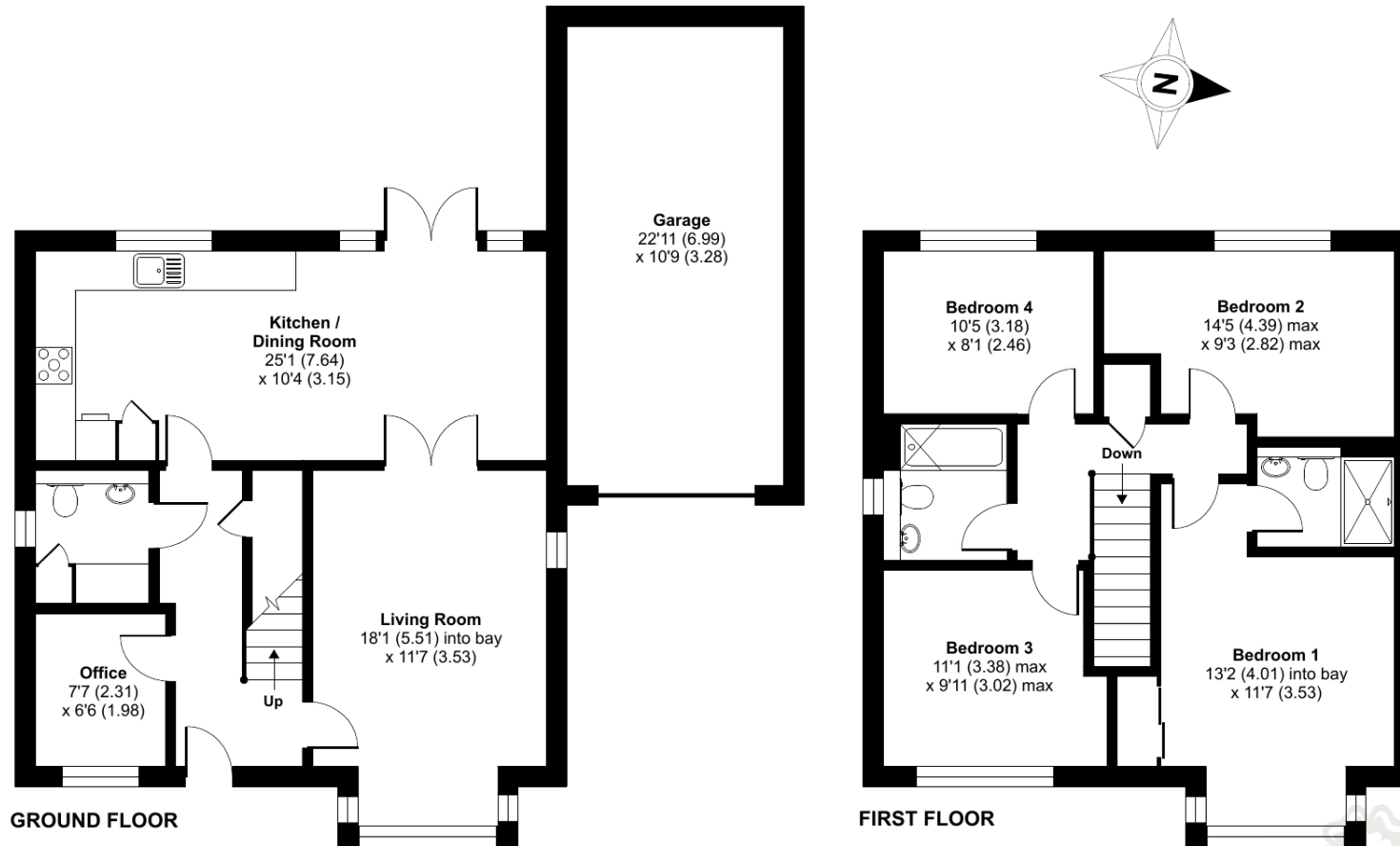
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES.



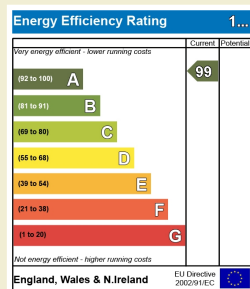


Approximate Area = 1621 sq ft / 150.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 803639



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

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