



1a, Hazel Close

Shefford,
Bedfordshire, SG17 5YE
Offers in Excess of: £450,000

country
properties

This well presented 3 bedroom detached home with a westerly aspect rear garden, garage and driveway parking for 2 cars is ideally located within a cul-de-sac location, yet only a short walk to High Street shops and amenities.

- Quiet cul-de-sac location
- Redecorated throughout with new carpets and flooring
- Dual aspect living room with feature stone fireplace
- Separate kitchen diner with french doors opening onto the rear garden
- Westerly aspect rear garden - perfect for those 'Alfresco' evenings
- Short walk to highly regarded local schooling and lovely countryside walks

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Wood effect flooring. Doors into all rooms.

Cloakroom

Suite comprising low level wc and wash hand basin. Radiator. Wood effect flooring. Extractor fan. Obscure double glazed window to front.

Living Room

16' 2" x 14' 7" (max) (4.93m x 4.45m) Dual aspect room with double glazed window to front and french doors opening onto the rear garden. Radiator. Wall lights. Feature stone fireplace with electric fire inset.

Kitchen/Dining Room

15' 11" (max) x 14' 1" (max) (4.85m x 4.29m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset one & half bowl stainless steel sink with drainer and swan neck mixer tap over. Fitted oven and gas hob with concealed extractor over. Plumbing and space for dishwasher and washing machine. Space for fridge/freezer. Large under stairs storage cupboard. Wood effect flooring. Dual aspect with double glazed window to side and French doors with sidelights, opening onto the rear garden.



FIRST FLOOR

Landing

Airing cupboard housing Worcester Bosch gas combination boiler – installed in May 2023. Access to boarded loft space with ladder and light. Doors into all rooms. Potential to convert to provide an additional room – subject to planning approval.

Bedroom 1

16' 1" (max) x 9' 8" (4.90m x 2.95m) Double glazed window to front. Radiator. Built-in double wardrobes.

Bedroom 2

15' 9" (max) x 10' 8" (4.80m x 3.25m) Double glazed window to front. Radiator.

Bedroom 3

12' 5" (max) x 8' 2" (max) (3.78m x 2.49m) Double glazed window to front. Radiator.

Shower Room

Suite comprising low level wc, shower cubicle and vanity wash hand basin. Fully tiled walls and tiled flooring. Extractor fan. Heated towel rail. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Block paved garden with driveway to side providing off road parking for 2 cars. Electric car charging point. Gated access to both sides, leading to the rear garden. Two external lights.

Rear Garden

Fully enclosed westerly aspect rear garden laid to lawn with large patio area (with retractable awning) and mature flower/shrub borders. Security light. Personal door to garage. Gated access to both sides, leading to the front.

Single Garage

17' 1" x 8' 7" (5.21m x 2.62m) Up & over door with power/light connected. Personal door to rear garden.

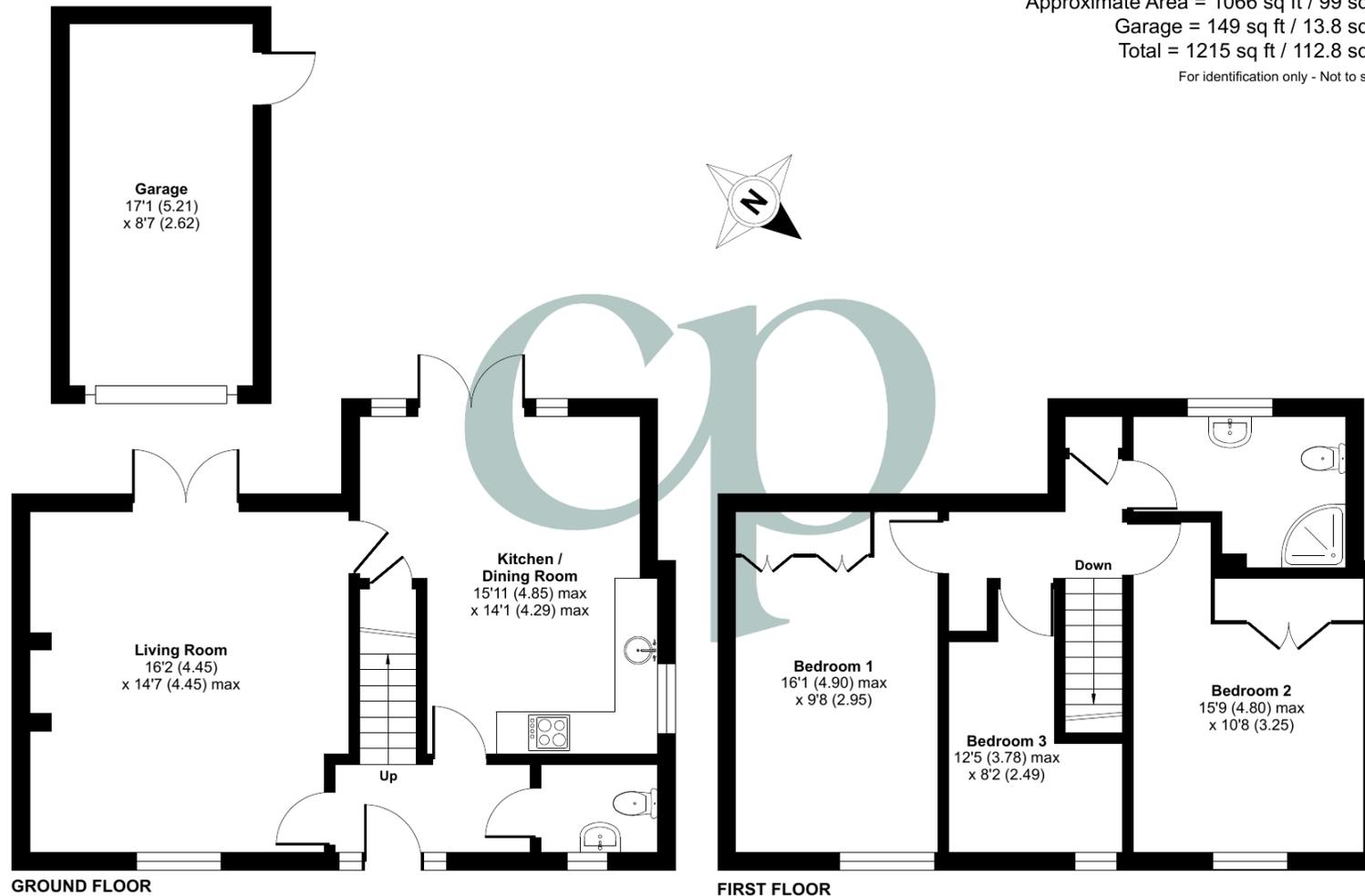
PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



Approximate Area = 1066 sq ft / 99 sq m
 Garage = 149 sq ft / 13.8 sq m
 Total = 1215 sq ft / 112.8 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	75	
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1112134

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Viewing by appointment only

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