



Newton Grove

Shefford,
Bedfordshire, SG17 5ZT
£475,000

country
properties

This beautifully presented four bedroom home, 'The Millow' built by Bovis Homes is situated on the popular Campton Fields development. The property boasts an 18ft kitchen/dining room and is a short stroll into the heart of Shefford, highly regarded schooling and an abundance of countryside walks.

- A credit to the owners - Just move in!
- Stylish open plan kitchen/dining room with French doors opening onto the rear garden
- En-suite and fitted wardrobes to the main bedroom
- Generous 23ft garage with parking to the front
- NHBC warranty still remaining
- A short stroll to local amenities, highly regarded schools, countryside/river walks and village pub in nearby Campton

GROUND FLOOR

Entrance Hall

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

Cloakroom

Suite comprising low level flush wc and wash hand basin. Radiator. Obscure double glazed window to side.

Living Room

18' 2" x 13' 11" (5.54m x 4.24m) Two double glazed windows to side and double glazed window to front. Understairs storage cupboard. Radiator enclosed in decorative cover.

Kitchen/Dining Room

18' 2" x 12' 3" (5.54m x 3.73m) A range of wall and base units with complementary worksurfaces and upstands. Inset one & half bowl sink with drainer and swan neck mixer tap over. Fitted eye level double oven. Inset gas hob with glass splashback and stainless steel extractor hood over. Integrated dishwasher and washing machine. Integrated fridge/freezer. Cupboard housing wall mounted gas boiler. Wood effect tiled flooring. Double glazed window to front and French doors with sidelights opening onto the rear garden.

FIRST FLOOR

Landing

Double glazed window on half landing. Access to loft space. Storage cupboard. Doors to all rooms.

Bedroom 1

12' 0" x 10' 5" (3.66m x 3.17m) Double glazed window to front. Radiator. Built-in wardrobes with sliding doors. Door into:



En-Suite Shower Room

Three piece suite comprising double shower cubicle, low level wc with concealed cistern and wall mounted wash hand basin. Partially tiled walls and tiled flooring. Obscure double glazed window to rear.

Bedroom 2

11' 0" x 9' 10" (3.35m x 3.00m) Dual aspect with double glazed windows to front and side. Radiator.

Bedroom 3

11' 0" x 8' 0" (3.35m x 2.44m) Double glazed window to side. Radiator.

Bedroom 4

8' 1" x 7' 9" (2.46m x 2.36m) Double glazed window to front. Radiator.

Family Bathroom

Three piece suite comprising panel enclosed bath with shower and side glass side screen, low level flush wc with concealed cistern and wall mounted wash hand basin. Partially tiled walls and tiled flooring. Radiator. Obscure double glazed window to side.

OUTSIDE

Front Garden

Mature shrubs with central pathway to front door. External light. Gated access to rear.

Rear Garden

Laid mainly to lawn with paved patio and further raised decked patio area to the rear. Personal door to garage. External power point and lighting. Enclosed with brick wall and wood panel fencing and gated access to front.

Garage

23' 6" x 12' 0" (7.16m x 3.66m) Up & over door with personal door to rear garden. Parking for one vehicle to the front.

AGENT NOTE:

We understand there is a maintenance charge associated with this property for the upkeep of the communal/play areas of approx £91.00 - payable every 6 months to AF Partnership. We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

*The owner of this property is a family member of a Country Properties employee *

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

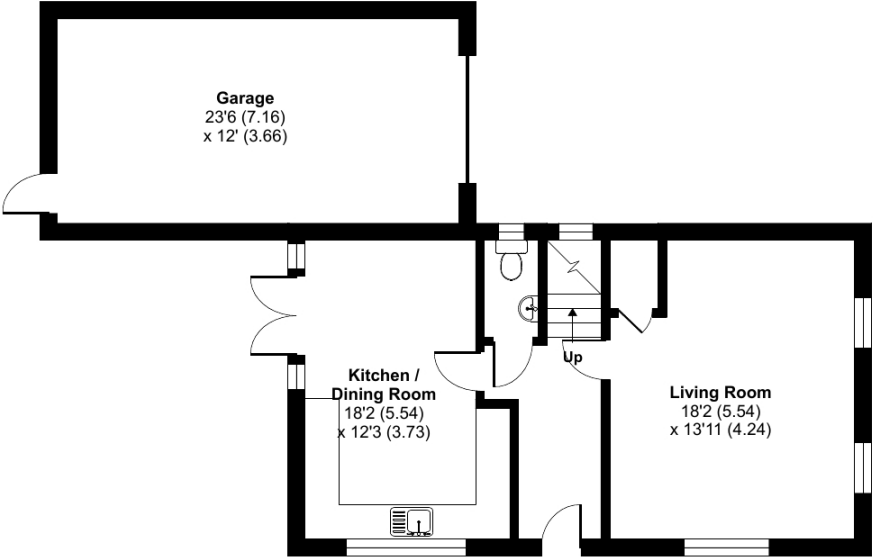


Approximate Area = 1112 sq ft / 103.3 sq m
 Garage = 282 sq ft / 26.2 sq m
 Total = 1394 sq ft / 129.5 sq m

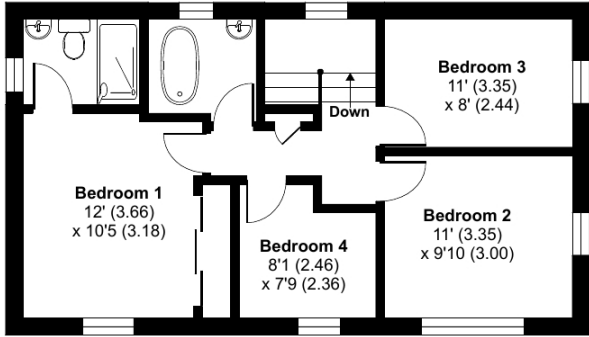
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1062351



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

Viewing by appointment only

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