



River View, Shefford, Bedfordshire. SG17 5FN

 **Satchells**



3 Bedroom Terraced House

Guide Price £330,000 Freehold

This fantastic family home in Shefford boasts three spacious double bedrooms, providing ample room for a growing family. The large kitchen and lounge area offer plenty of space for cooking, dining, and relaxation. The master bedroom features a luxurious ensuite, adding a touch of privacy and comfort. Located within walking distance of outstanding Ofsted-rated schools, this home is ideal for families prioritizing education. Flexible living allows first time buyers and downsizers a great opportunity to make a great home. Additionally, it includes a garage and an extra-large garden, complete with a dedicated entertainment area, perfect for hosting gatherings and enjoying outdoor activities.

- Bespoke extras fitted in the property
- Large kitchen
- Good size lounge
- Three double bedrooms
- Ensuite to master bedroom
- Garage & Off road parking
- Extra large garden with an entertainment area
- EPC rating C. Council tax band C

Ground Floor:**Entrance:**

Enter hallway, doors to all ground floor rooms, stairs to first floor, understairs storage. karndean flooring throughout.

Cloakroom:

Double glazed obscure window to front. Low level flush WC. Pedestal wash basin with mixer tap, with splash back. Spotlight, Storage for shoes.

Kitchen:

Abt: 11' 7" x 12' 7" (3.53m x 3.84m) Double glazed window to front, tiled flooring, Great selection of base and wall units. Space for American style fridge / freezer. Space and plumbing for washing machine. Integrated dishwasher. Gas range cooker with splash back and extractor. Tiled splash back. Stainless steel single sink with drainer and swan-neck tap.

Lounge:

Abt: 18' 3" x 11' 3" (5.56m x 3.43m) Double glazed window to rear. Double glazed French doors to garden. Caidon flooring. Inserted ceiling feature with spotlights. Radiator.

First Floor:**Landing:**

Doors to all rooms, Loft hatch, spotlights, airing storage cupboard, carpet as fitted.

Master Bedroom:

Abt: 12' 8" x 8' 9" (3.86m x 2.67m) Two double glazed window to front. Built in cupboards around the bed, fitted wardrobes. Carpet as fitted, radiator.

En-Suite:

Abt: 5' 0" x 5' 5" (1.52m x 1.65m) Fully tiled with corner shower unit with power shower. Low level wall flush WC. Heated towel rail. Pedestal wash basin with mixer taps.

Bedroom Two:

Abt: 9' 7" x 8' 6" (2.92m x 2.59m) Velux window, karndean flooring, Radiator.

Bedroom Three:

Abt: 8' 4" x 8' 5" (2.54m x 2.57m) Velux window, carpet as fitted, Radiator.

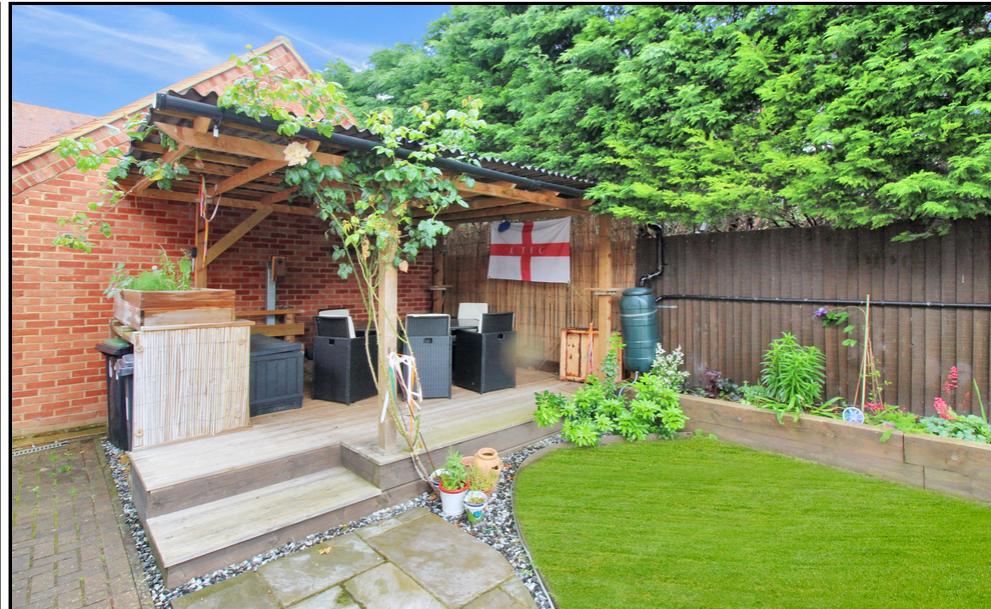
Bathroom:

Abt: 5' 3" x 6' 6" (1.60m x 1.98m) Fully tiled, tiled flooring, full size bath with shower screen, fitted wall shower over bath, Pedestal sink with mixer tap. Low lever flush WC. Heated towel rail.

Outside:**Rear Garden:**

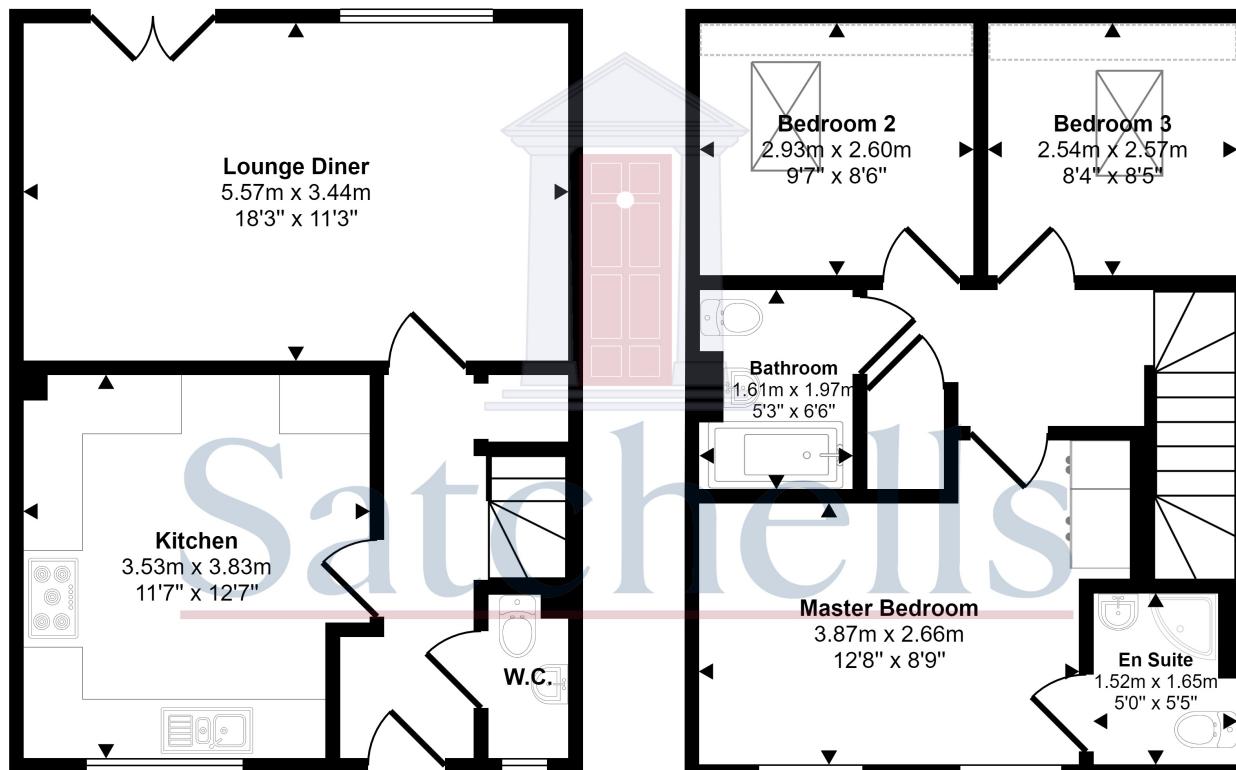
Large patio, mainly laid to lawn, Pergola with decked entertainment area. Side access. Door into garage, parking, and garage entrance to side.





These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Approx Gross Internal Area
83 sq m / 898 sq ft



Ground Floor
Approx 42 sq m / 447 sq ft

First Floor
Approx 42 sq m / 451 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.