



River View, Shefford, Bedfordshire. SG17 5FN







## 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 swanneck 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.





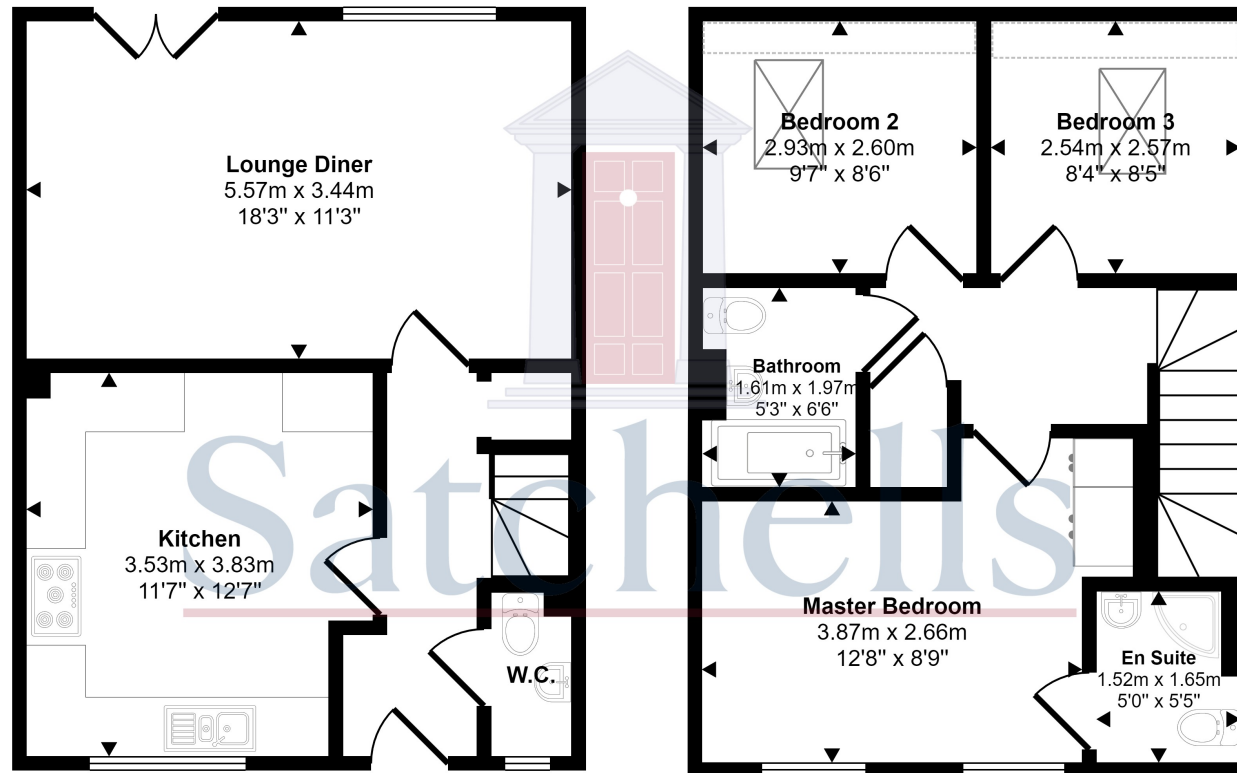


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Approx Gross Internal Area  
83 sq m / 898 sq ft



Ground Floor  
Approx 42 sq m / 447 sq ft

First Floor  
Approx 42 sq m / 451 sq ft

 Denotes head height below 1.5m

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