



Ivel Road, Shefford, Bedfordshire. SG17 5UE





5 Bedroom Detached House

Offers in Excess of £465,000 Freehold

Welcome to this charming detached home with five bedrooms located in the beloved town of Shefford. This lovely family home was purchased through Satchells and the vendors have skillfully updated and maintained this beautiful home . Give us a call to schedule your visiting.

- Five bedroom detached
- Popular location, close to A507 and local schooling
- Dual aspect open plan living/diner room
- Kitchen with island and utility room
- Conservatory with heating and electric
- Impressive main bedroom with wardrobes
- En-suite to principal bedroom
- Ample off road parking
- Really great condition - move straight in
- EPC rating D. Council tax band E

Ground Floor:**Entrance Hallway:**

Solid oak flooring throughout. Entrance to all rooms downstairs including downstairs toilet. Wallpapered throughout. Stairs leading to top floor.

Lounge:

Abt. 21' 0" x 10' 11" (6.40m x 3.33m) Carpeted throughout with bay windows to the front, radiator and fireplace. Archway to dining room.

Dining Room:

Abt. 12' 8" x 9' 3" (3.86m x 2.82m) Carpeted, radiator. Glass sliding door to conservatory and entrance into kitchen. Currently houses six-seater table.

Conservatory:

Abt. 11' 2" x 9' 7" (3.40m x 2.92m) Brick built foundation with Upvc double glazed windows. Laminate flooring, power and electric.

Kitchen:

Abt. 16' 6" x 12' 4" (5.03m x 3.76m) Fitted kitchen with a range of wall and base units with a granite worktop finish. Electric oven with gas hob. Entry to utility room.

Utility:

Abt. 8' 0" x 4' 10" (2.44m x 1.47m) Fitted worktops with integrated appliances, sink basin. Boiler and access to the side of the property.

First Floor:**Principal Bedroom:**

Abt. 12' 1" x 11' 5" (3.68m x 3.48m) Wood effect flooring, radiator. Wall and base fitted cupboards and wardrobes. Fitted blinds entry to:

En-Suite:

Fitted bathtub with shower attachment and glass splashback door. Vanity unit suite comprising of sink wash basin and low level flush WC. Tiled walls

Bedroom Two:

Abt. 11' 5" x 11' 4" (3.48m x 3.45m) Carpeted with radiator, fitted blinds, Upvc double glazed window.

Bedroom Three:

Abt. 8' 8" x 6' 2" (2.64m x 1.88m) Carpeted with radiator and fitted blinds. Upvc double glazed window.

Bedroom Four:

Abt. 7' 11" x 7' 11" (2.41m x 2.41m) Carpeted with radiator and fitted blinds. Upvc double glazed window.

Family Bathroom:

Tiled flooring with fitted bath-tub, low level flush WC and sink wash basin. Heated towel rail.

Bedroom Five:

Abt. 18' 0" x 7' 7" (5.49m x 2.31m) Wooden flooring throughout, storage access from above. Radiator and fitted blinds.

Outside:**Front Garden:**

Driveway for ample parking with a paved walk up entrance. Small grass area to the side and all surrounded by brickwork offering privacy from the road.

Rear Garden:

Mixture of lawn and decking seating area. Fish pond and conifer hedgerow to the back of the garden.

Additional Information:**Agents Note:**

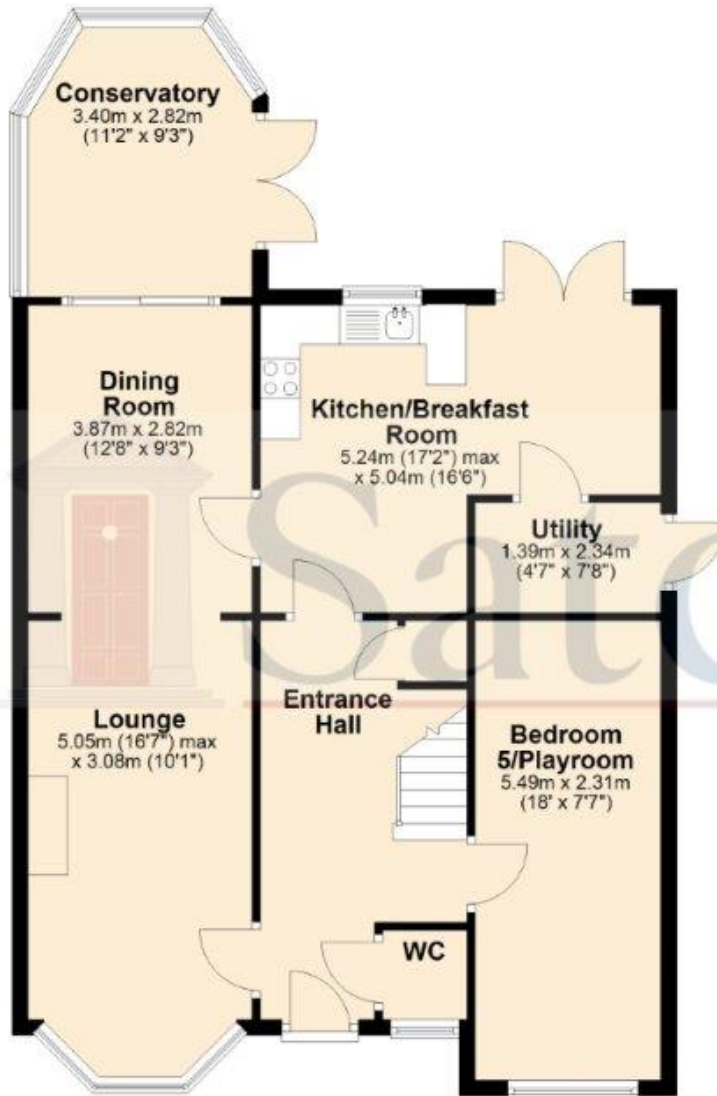
Draft details yet to be approved by the vendor and may be subject to change.



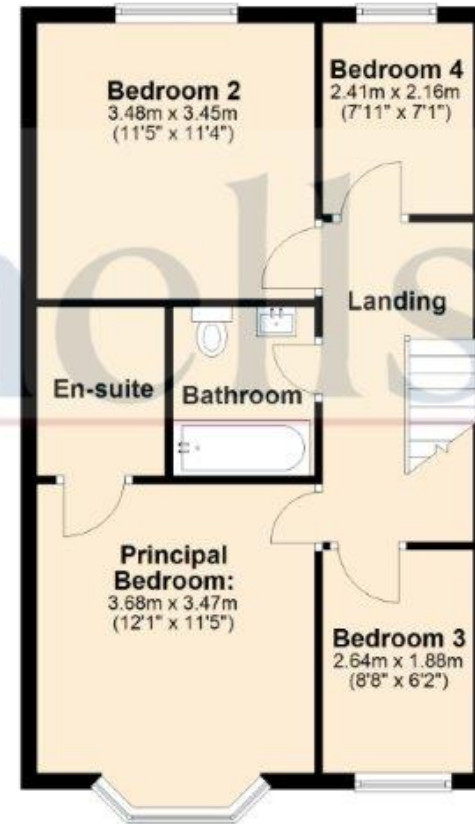


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.
The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.