



Loveland Meadow, Shefford, Bedfordshire. SG17 5ZX





4 Bedroom Detached House

Guide Price £550,000 Freehold

This stunning detached family home (125sq.m/1345.49 sq.ft) featuring four spacious double bedrooms and two bathrooms, is situated on the exclusive 'Campton Fields' development. Its unique location offers privacy and tranquility, nestled within a private cul-de-sac that includes just one other property. Perfect for families seeking a peaceful and prestigious setting.

- Four double bedrooms
- Open plan kitchen/diner
- Private close
- NHBC warranty still remaining
- Highly regarded 'Campton Fields' development
- Vendors have found a property
- Ensuite to principal bedroom
- Close to highly rated Ofsted schooling
- Garage and ample parking
- EPC rating A. Council tax band E

Ground Floor

Lounge:

Abt. 4.5m x 3.55m (14' 9" x 11' 8") Dual aspect with bay windows to front. Carpet as fitted. Archway into:

Kitchen/Diner:

Abt. 7.7m x 3.15m (25' 3" x 10' 4") Fitted with ceramic tiling with modern looking fitted worktops consisting of induction hob with extractor fan above, head height integrated oven;

Study:

Abt. 2.52m x 2.02m (8' 3" x 6' 8") Large front window with fitted blinds and fitted carpet.

Utility Room:

Fitted worktops with integrated appliances. Low level flush WC, wash hand basin and radiator.

First Floor

Principal Bedroom:

Abt. 4.22m x 3.55m (13' 10" x 11' 8") Large front bay window, radiator, carpeted with access to ensuite shower room fitted with cubicle, low level flush WC and hand wash basin.

Bedroom Two:

Abt. 4.41m x 2.82m (14' 6" x 9' 3") Double room laid with carpet. Radiator. Overlooking rear garden.

Bedroom Three:

Abt. 3.36m x 3.05m (11' 0" x 10' 0") Double room laid with carpet. Radiator. Overlooking frontage.

Bedroom Four:

Abt. 3.21m x 2.49m (10' 6" x 8' 2") Double room laid with carpet. Radiator.

Family Bathroom:

Fitted bath tub with shower attachment, glass splash door, fitted low level flush WC and heated towel rail.

Outside

Front Garden:

Shared access into private close with one other, driveway for multiple vehicles with up and over door into garage.

Rear Garden:

Mainly laid to lawn with patio seating area to the bottom. Rear access to garage.

Agents Note:

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

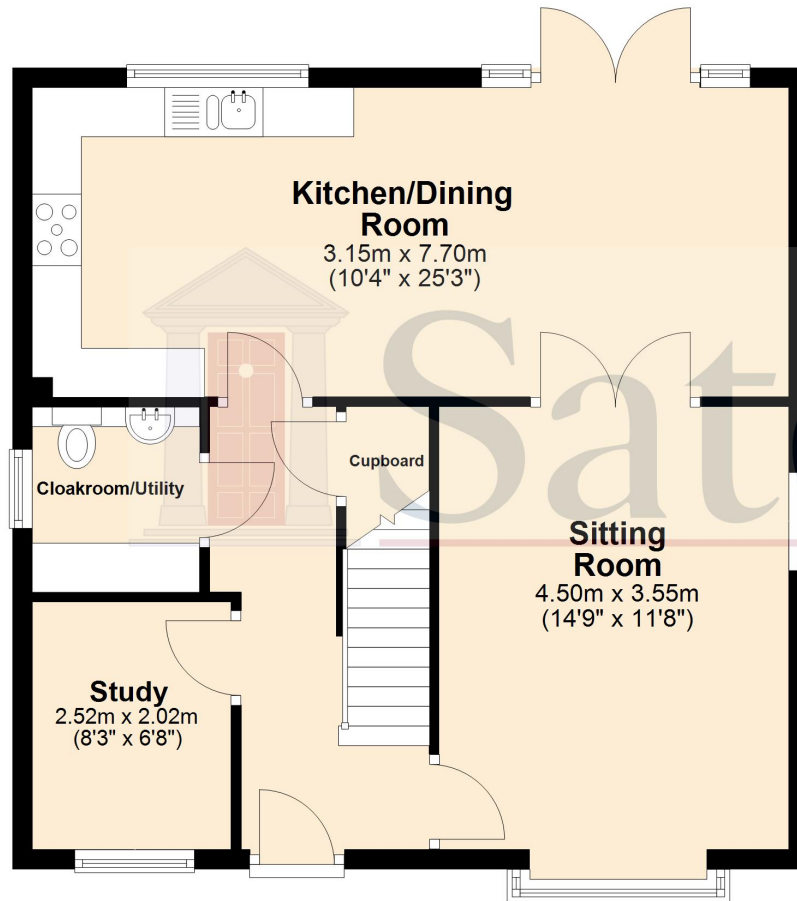




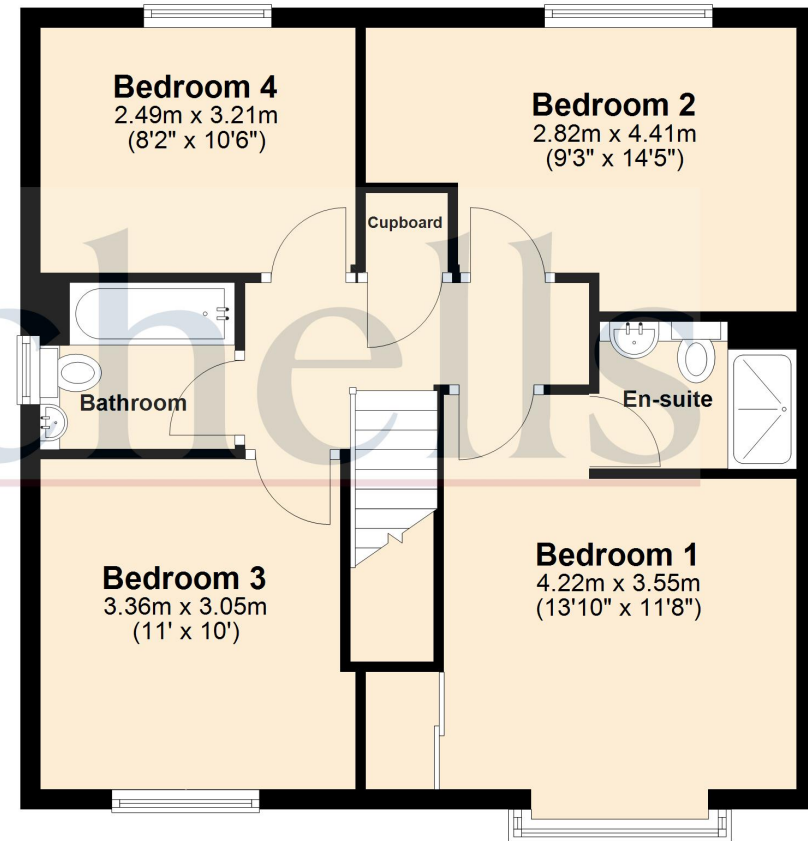
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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