



7, Bury Road

Shefford,
Bedfordshire, SG17 5AP
£450,000

COUNTRY PROPERTIES
PART OF HUNTERS

This well presented three bedroom chalet style semi detached home with a garage and large driveway is set in a popular cul-de-sac location with countryside walks on your doorstep.

- Family room with french doors opening onto the rear garden
- Kitchen and separate utility room
- Double glazed windows replaced in 2022
- Garage and car charging point
- Shingled driveway providing off road parking for several cars
- Close to well regarded Samuel Whitbread Academy

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Wood effect flooring. Radiator. Obscure double glazed circular porthole window to front. Multi pane door into:

Living Room

13' 5" x 13' 0" (4.09m x 3.96m) Double glazed window to front. Radiator. Wood effect flooring. Understairs storage cupboard. Three wall lights. Archway to:

Dining Room

10' 11" x 8' 11" (3.33m x 2.72m) Multi pane double doors opening into the family room. Wood effect flooring. Multi pane door into:

Kitchen

10' 9" x 7' 6" (3.28m x 2.29m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset stainless steel sink with drainer and mixer tap over. Space and plumbing for dishwasher. Space for electric range cooker with stainless steel extractor hood over. Slate effect tiled flooring. Double glazed window to side. Door into:

Utility Room

6' 7" x 6' 2" (2.01m x 1.88m) Space and plumbing for washing machine. Space for American style fridge/freezer. Full height cupboard. Slate effect tiled flooring. Double glazed door to rear garden.



Family Room

17' 4" (max) x 10' 9" (max) (5.28m x 3.28m)
Dual aspect room with double glazed window to side and french doors opening onto the rear garden. Wood effect flooring. Radiator. Four wall lights.

FIRST FLOOR

Landing

Double glazed window to side. Access to partially boarded loft space with combination boiler and ladder & light. Doors into all rooms.

Bedroom 1

13' 0" x 9' 11" (3.96m x 3.02m) Double glazed window to front. Radiator.

Bedroom 2

11' 0" x 9' 11" (3.35m x 3.02m) Double glazed window to rear. Radiator.

Bedroom 3

9' 11" (max) x 6' 7" (max) (3.02m x 2.01m)
Double glazed window to rear. Radiator. Bulk head storage cupboard with hanging rail.

Bathroom

Four piece suite comprising panel enclosed bath with mixer/shower attachment, separate shower cubicle, low level wc and vanity wash hand basin. Partially tiled walls and tiled flooring. Chrome heated towel rail. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Mature hedging to side with pathway to the front door. Shingled driveway providing off road parking for several cars. Car charging point. Gated access to the rear garden.

Rear Garden

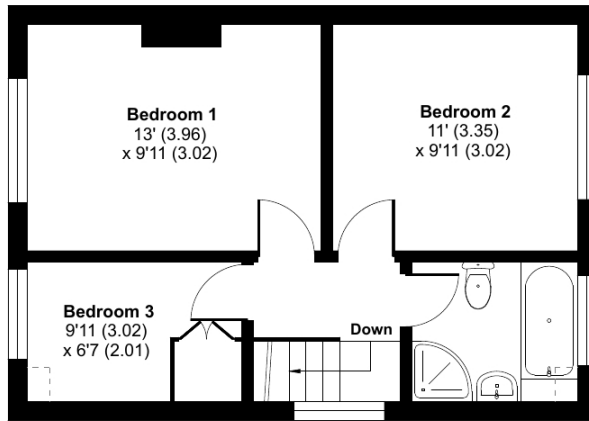
Paved area to the side, leading to the garage with cold water tap. Paved pathway to rear garden. Garden laid mainly to lawn with paved patio area and mature flower/shrub borders. Timber shed to remain.

Single Garage

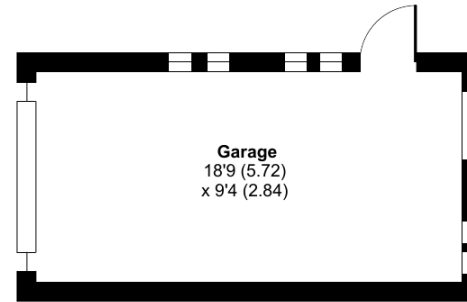
Up & over door with power/light connected.

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



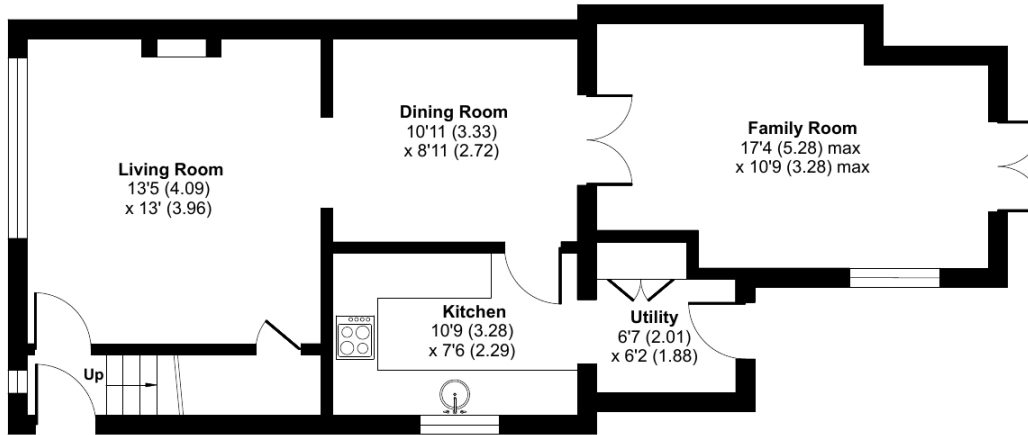


FIRST FLOOR



Approximate Area = 1033 sq ft / 95.9 sq m
 Limited Use Area(s) = 3 sq ft / 0.2 sq m
 Garage = 176 sq ft / 16.3 sq m
 Total = 1212 sq ft / 112.4 sq m
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		69
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



GROUND FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1052435



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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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