



Kingfisher Road, Shefford, Bedfordshire. SG17 5YQ





3 Bedroom Semi-Detached House

Guide Price £315,000 Freehold

This charming three-bedroom semi-detached home in Shefford boasts an en-suite master bedroom, a garage, and plenty of on-street parking. Its well-equipped kitchen, cozy lounge, and downstairs WC offers convenience for daily living. Situated close to schools and amenities, including shops and recreational facilities, it's ideal for families. With ample storage space and a private garden, it combines practicality with a welcoming atmosphere.



- Three bedroom family home
- Great location
- En-suite to master
- Private garden
- Double glazed throughout
- Gas central heating
- First floor bathroom
- Garage
- Viewing highly recommended
- EPC rating D. Council tax band D

Ground Floor

Front:

Pathway with grass verge leading to partly obscure glass front door.

Hallway:

Door all downstairs rooms and stairs to first floor. Laminate wood flooring. Radiator. Understairs cupboard.

WC:

Upvc double glazed obscure window to side. Vinyl floor. Partly tiled walls. Low level flush WC. Radiator. Pedestal sink with mixer taps.

Kitchen:

Abt. 9' 1" x 7' 7" (2.77m x 2.31m) Upvc double glazed window to front. Partly tiled walls. Wooden laminate flooring. A good selection of base and wall units. Space and plumbing for washing machine. One and half stainless-steel bowl sink with swan neck tap. Gas hob with extractor and oven assisted fan oven. Space for fridge/ freezer.

Lounge:

Abt. 14' 8" x 12' 2" (4.47m x 3.71m) Upvc double glazed window to rear. Upvc double glass sliding door out to garden. Laminate wood flooring. Radiator.

First Floor

Landing:

Storage cupboard. Hatch to loft. Carpet as fitted.

Bedroom One:

Abt. 14' 7" x 9' 9" (4.45m x 2.97m) Two upvc double glazed windows to front. Radiator. Carpet as fitted. Door to en-suite.

En-Suite:

Partly tiled walls. Fully tiled shower cubicle with glass door and mixer taps. Vinyl flooring. Low level flush WC with pedestal hand wash basin with hot and cold taps. Radiator.

Bedroom Two:

Abt. 12' 2" x 7' 1" (3.71m x 2.16m) Upvc double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 8' 0" x 6' 4" (2.44m x 1.93m) Upvc double glazed window to rear. Radiator. Carpet as fitted. Storage cupboard.

Family Bathroom:

Abt. 8' 0" x 4' 7" (2.44m x 1.40m) Upvc double glazed obscure window to side. Partly tiled walls, full size bath with panel. Mixer shower taps. Vinyl flooring. Low level flush WC with pedestal hand wash basin with hot and cold taps. Radiator.

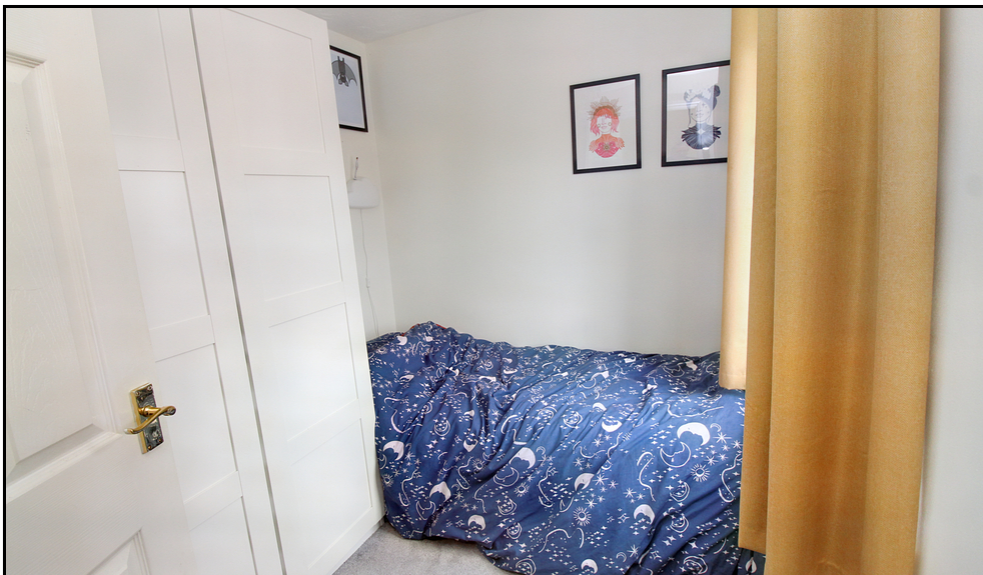
**External
Garden:**

Garden mainly laid to lawn with patio area.

Garage and Parking:

Side access to en-bloc single garage with up and over door and off-street parking.

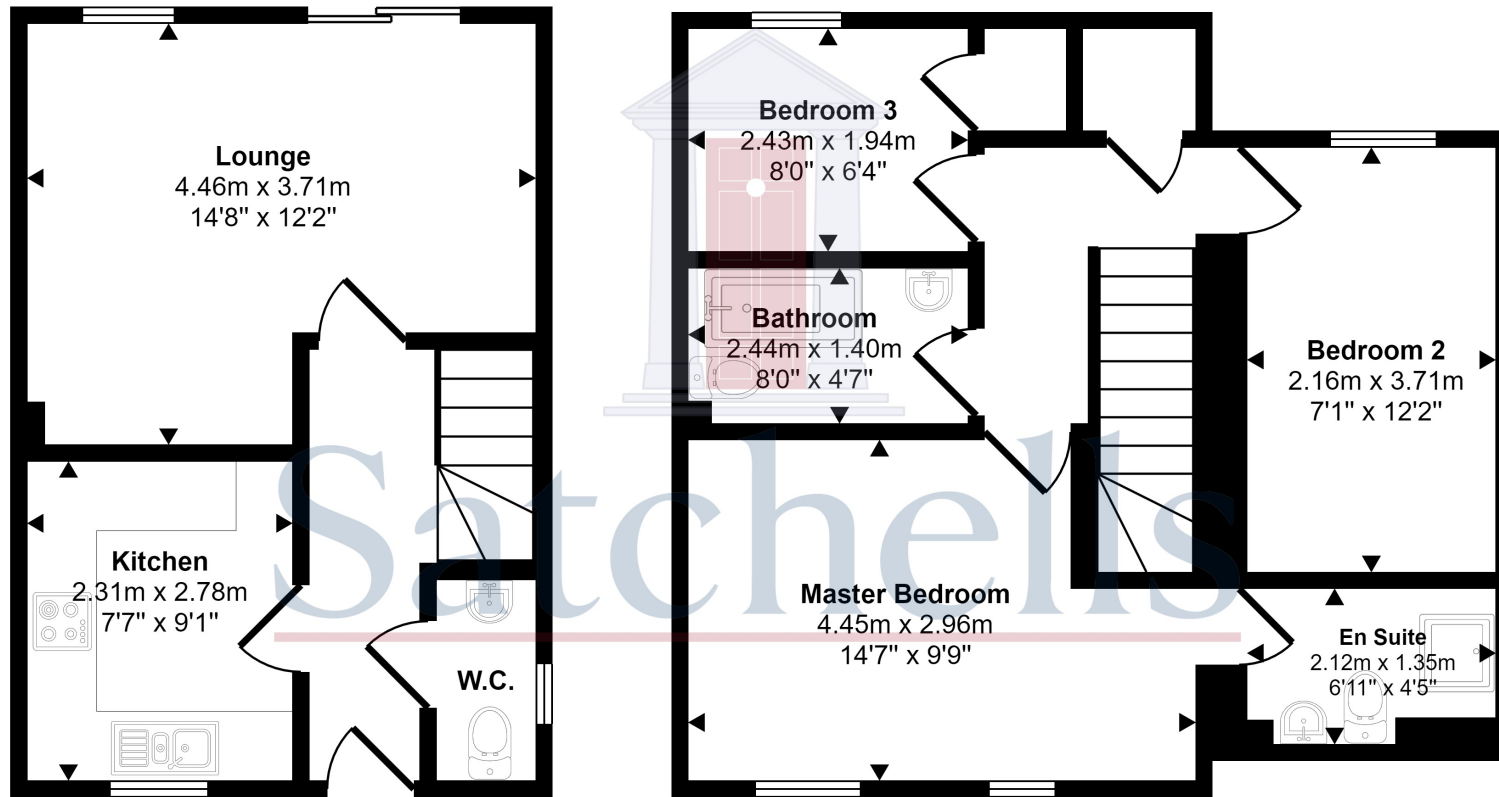




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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
73 sq m / 781 sq ft



Ground Floor
Approx 30 sq m / 321 sq ft

First Floor
Approx 43 sq m / 460 sq ft

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