



4, Bridge View

Shefford,
Bedfordshire, SG17 5FT
Offers In Excess of £375,000

COUNTRY PROPERTIES
PART OF HUNTERS

This stylish 3 bedroom home built by Lagan Homes offers versatile accommodation for all the family. Much improved by the current owners the property boasts an impressive re-fitted stylish kitchen with central island and a 16'9 x 14'4 outbuilding.

- Re-fitted kitchen/dining room with granite worktop and island unit
- Master bedroom with dressing room and en-suite shower room
- Re-fitted family bathroom and en-suite shower room
- Landscaped garden laid to artificial lawn
- Large timber outbuilding to remain
- Two allocated parking space and single garage with personal door into rear garden
- Walking distance to local schools and amenities
- Potential to convert the loft space to provide a fourth bedroom, and en suite subject to necessary consents

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Doors into living room, kitchen/dining room and cloakroom.

Cloakroom

Suite comprising low level flush wc and wash hand basin. Heated towel rail. Extractor. Built-in cupboard providing useful coat and shoe storage.

Living Room

19' 0" x 9' 9" (5.79m x 2.97m) Dual aspect room with double glazed windows to front and rear. Two radiators.

Kitchen/Dining Room

19' 0" (max) x 13' 0" (max) (5.79m x 3.96m) Re-fitted comprising a range of high gloss wall and base units with granite worktop and upstands. Fitted oven and grill. Inset 5-ring gas hob with granite splashback and extractor hood over. Island unit with granite worktop including one & half bowl sink and drainer unit with swan neck mixer tap over. Integrated dishwasher, washing machine and tumble dryer. Space for fridge/freezer. Karndean flooring. Feature vertical radiator. Under stairs storage cupboard. Cupboard housing gas boiler. Dual aspect with double glazed window to front and french doors opening onto the rear garden.

FIRST FLOOR

Landing

Access to loft space (the owner informs us there are plans for a loft conversion (subject to the necessary planning conditions). Airing cupboard. Doors into all rooms.



Bedroom 1

11' 0" x 9' 10" (3.35m x 3.00m) Double glazed window to front. Radiator. Opening to:

Dressing Area

A range of fitted wardrobes and drawer units. Door into:

En-Suite Shower Room

Re fitted suite comprising walk in shower, his and hers vanity wash basins with vanity drawers under and low level flush wc. Radiator. Obscure double glazed window to rear. Karndean flooring.

Bedroom 2

9' 8" x 9' 0" (2.95m x 2.74m) Double glazed window to front. Radiator.

Bedroom 3

9' 5" x 9' 0" (2.87m x 2.74m) Double glazed window to rear. Radiator.

Family Bathroom

Re fitted three piece suite comprising panel enclosed shower bath with shower over and glass side screen, low level flush wc and vanity wash hand basin with drawers under. Extractor. Karndean flooring. Obscure double glazed window to front.

OUTSIDE

Front Garden

Enclosed with wrought iron railings, laid to slate with central pathway to front door. Two outside lights. Gated access to rear garden. Parking for up to 2 cars.

Rear and Side Garden

Brick wall enclosed and laid mainly to artificial lawn with raised border and paved patio to the side. Large Timber outbuilding. Gated access to front. Further pathway with personal door into garage.

Garage

Up & over door with power/light and personal door into rear garden. Parking space to front.

Agents Note

There is an annual service charge payable to Premier Estates for the upkeep of the communal areas - for this year the owner advises the charge is approx £126.27. We advise any interested party to consult with their legal representative.

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

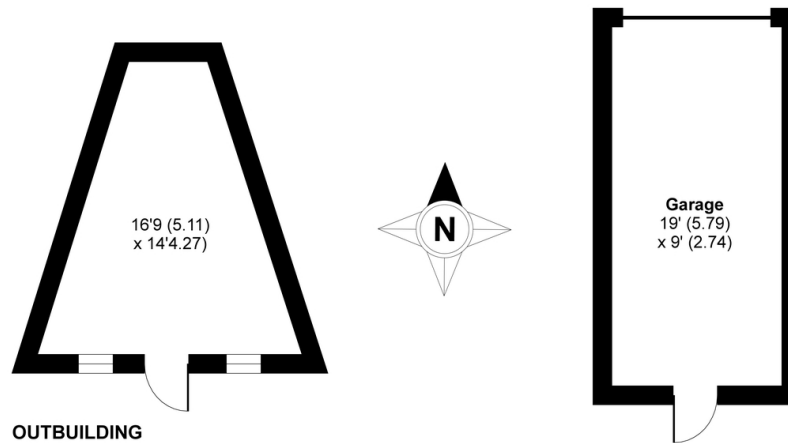


Approximate Area = 1192 sq ft / 110.7 sq m (includes garage)

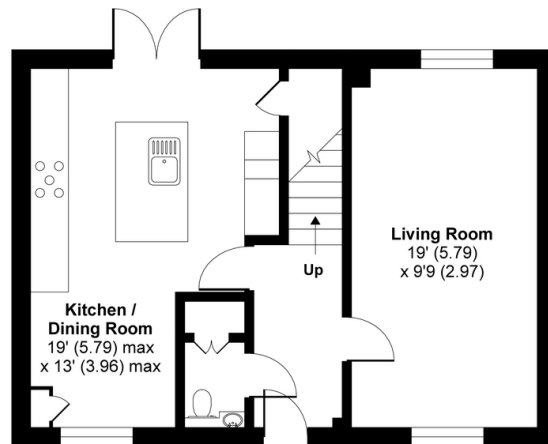
Outbuilding = 140 sq ft / 13.0 sq m

Total = 1332 sq ft / 123.7 sq m

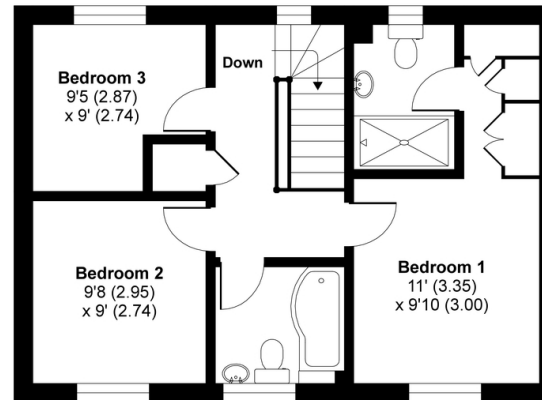
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		89
(81 to 91) B		
(69 to 80) C		78
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 737306



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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