



# 15, Webber Close

Shefford,  
Bedfordshire, SG17 5TA  
£460,000

country  
properties

Set on the ever-popular "Composers Development", in a quiet cul-de-sac with a private, enclosed garden overlooking the Millennium Green, this three-bedroom detached home has been thoughtfully extended and updated, offering well-presented accommodation throughout.

- Extended 27ft kitchen/diner featuring a large peninsula with breakfast bar
- Popular location with riverside walks into Shefford town
- Paved driveway provides off road parking for 3-4 cars
- New windows fitted 2023
- Garden landscaped with new patio in 2024
- Small cul de sac location on the popular 'Composers Development'

## Ground Floor

### Entrance Hall

Stairs raising to first floor. Radiator enclosed in decorative cover. Oak doors to Cloakroom & Living Room.

### Cloakroom

Low level WC. Vanity wash hand basin with tiled splashback. Chrome heated towel rail. Obscure double glazed window to front.

### Living Room

14' 4" x 13' 2" (4.37m x 4.01m) Double glazed window to front. Under stairs storage cupboard. Coal effect gas fire with timber surround & marble hearth. Open plan to Family Room

### Family Room

9' 0" x 8' 0" (2.74m x 2.44m) Radiator enclosed in decorative cover. Double glazed double doors onto rear garden. Door through to Kitchen/Dining/Living Room

### Kitchen/Diner

27' 11" x 17' 6" (8.51m x 5.33m) A range of wall & basin units with oak worksurfaces over & upstands. Inset butler sink with swan neck mixer tap over. Space for Range cooker & stainless steel extractor hood over. Tiled splashbacks. Integrated dishwasher. Space for fridge freezer. Integrated washing machine. Central Peninsular with oak worktop incorporating pan drawers & breakfast bar. Double glazed window to front. Radiator. Karndean flooring. Double glazed double doors onto rear garden. Double glazed window to rear.



## First Floor

### Landing

Loft access to part boarded loft. Airing cupboard housing hot water tank & shelving. Doors into all rooms.

### Bedroom 1

14' 5" x 10' 2" (4.39m x 3.10m) Double glazed window to front. Radiator.

### Bedroom 2

9' 4" x 10' 0" (2.84m x 3.05m) Double glazed window to rear with views over Millennium Green. Radiator. Oak flooring.

### Bedroom 3

9' 0" x 7' 6" (2.74m x 2.29m) Double glazed window to front. Radiator. Door to storage cupboard.

### Bathroom

Suite comprising panel enclosed bath with main shower over & glass side screen. Pedestal wash hand basin. Low level WC. Tiled splashbacks. Chrome heated towel rail. Extractor fan. Obscure double glazed window to rear.

## Outside

### Rear Garden

Private enclosed rear garden. Paved split level patio area incorporating railway sleepers. Laid to lawn with a variety of well stocked raised flower & shrub borders. Paved pathway leading to raised decked patio area to the rear. Timber shed (to remain). Gated access to front. Water tap.

### Driveway

Off road parking for 3-4 cars.

### Agency Note

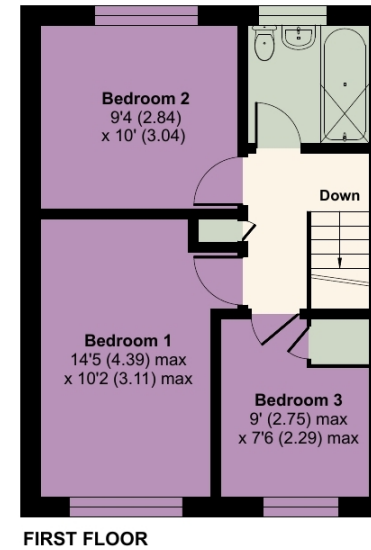
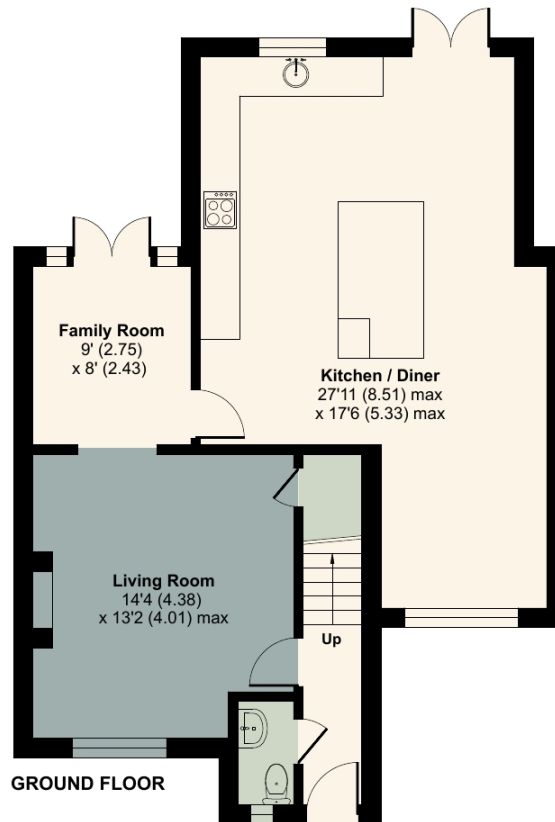
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: [enquiries@mortgagevision.co.uk](mailto:enquiries@mortgagevision.co.uk)

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



Approximate Area = 1143 sq ft / 106.1 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for Country Properties. REF: 1439807



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## Viewing by appointment only

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