



# 9, Faraday Corner

Shefford,  
Bedfordshire, SG17 5ZG  
£800,000

COUNTRY PROPERTIES  
PART OF HUNTERS

This impressive 5 double bedroom family home within a private cul-de-sac on the edge of the popular 'Campton Fields' development offers spacious versatile living accommodation with good size landscaped gardens, double garage and a stunning open outlook to the front.

- Five double bedrooms - two with en-suite facilities
- Living room with bi-folding doors opening onto the rear garden
- Double garage and ample driveway parking
- Still retaining 10 year NHBC guarantee
- Fantastic presentation throughout. A credit to the owners. Just move in!
- Three reception rooms and separate kitchen/dining/family room
- Lovely open outlook to the front
- Landscaped rear garden
- Popular family friendly location just a short stroll to highly regarded schooling and the heart of Shefford



## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation with understairs storage cupboard. Radiator. Wood effect tiled flooring. Airing cupboard housing Megaflo hot water cylinder. Doors into cloakroom/utility, family room, study, kitchen/dining/family room and living room.

### Cloakroom/Utility

Suite comprising low level flush and pedestal mounted wash hand basin. Partially tiled walls and tiled flooring. Base units with integrated washing machine and quartz worktop with upstands. Wall mounted gas boiler enclosed in cupboard. Extractor. Obscure double glazed window to side

### Study

11' 0" x 8' 2" (3.35m x 2.49m) Double glazed walk-in bay window to front.

Radiator.

### Family Room

14' 5" x 11' 2" (4.39m x 3.40m) Double glazed walk-in bay window to front.

Radiator.

### Living Room

18' 3" x 16' 7" (5.56m x 5.05m) Double glazed bi-folding doors opening onto the rear garden. Two radiators.

### Kitchen/Dining/Family Room

27' 3" x 14' 10" (8.31m x 4.52m) A range of wall and base units with quartz worktop and upstands with under counter lighting. Inset one & half bowl stainless steel sink and drainer with swan neck mixer tap over. Two fitted eye level double ovens. Integrated double fridge and double freezer. Integrated dishwasher. Fitted induction hob with stainless steel extractor hood over. Three radiators. Ceramic tiled flooring. Triple aspect with two double glazed windows to side, double glazed window to rear and double glazed french doors opening onto the rear garden.

## FIRST FLOOR

### Landing

Access to loft space. Double glazed window to front. Radiator. Storage cupboard. Doors into all rooms.

### Bedroom 1

23' 8" x 14' 11" (7.21m x 4.55m) Double glazed window to rear. Radiator. Door into:



### Dressing Room

Fitted wardrobes with mirrored sliding doors. Radiator. Double glazed window to side. Door into:

### En-Suite Bathroom

Four piece suite comprising panel enclosed bath, low level flush wc, wash hand basin and double shower cubicle. Partially tiled walls. Shaver point. Extractor. Obscure double glazed window to side.

### Bedroom 2

13' 1" x 11' 2" (3.99m x 3.40m) Double glazed walk-in bay window to front. Radiator. Door into:

### Dressing Room

Fitted wardrobes with mirrored sliding doors. Door into:

### En-Suite Shower Room

Suite comprising double shower cubicle, low level flush wc and wash hand basin. Chrome heated towel rail. Partially tiled walls and ceramic tiled flooring. Extractor. Obscure double glazed window to side.

### Bedroom 3

13' 10" x 11' 6" (4.22m x 3.51m) Double glazed walk-in bay window to front. Radiator.



## **Bedroom 4**

13' 1" x 10' 2" (3.99m x 3.10m) Double glazed window to rear. Radiator.

## **Bedroom 5**

13' 1" x 8' 1" (3.99m x 2.46m) Double glazed window to rear. Radiator.

## **OUTSIDE**

### **Front Garden**

Laid to lawn with paved pathway to front door. Feature light bollard. Driveway providing parking and access to garage and additional parking area providing parking for 4-5 cars in total. Service light.

### **Rear Garden**

Laid mainly to lawn with large patio area and step up to further patio area. Well stocked flower/shrub borders. Power points. Cold water tap. Personal door to garage. Gated access to front.

### **Double Garage**

Twin up & over doors with power/light and eves storage to roof void. Personal door into rear garden.

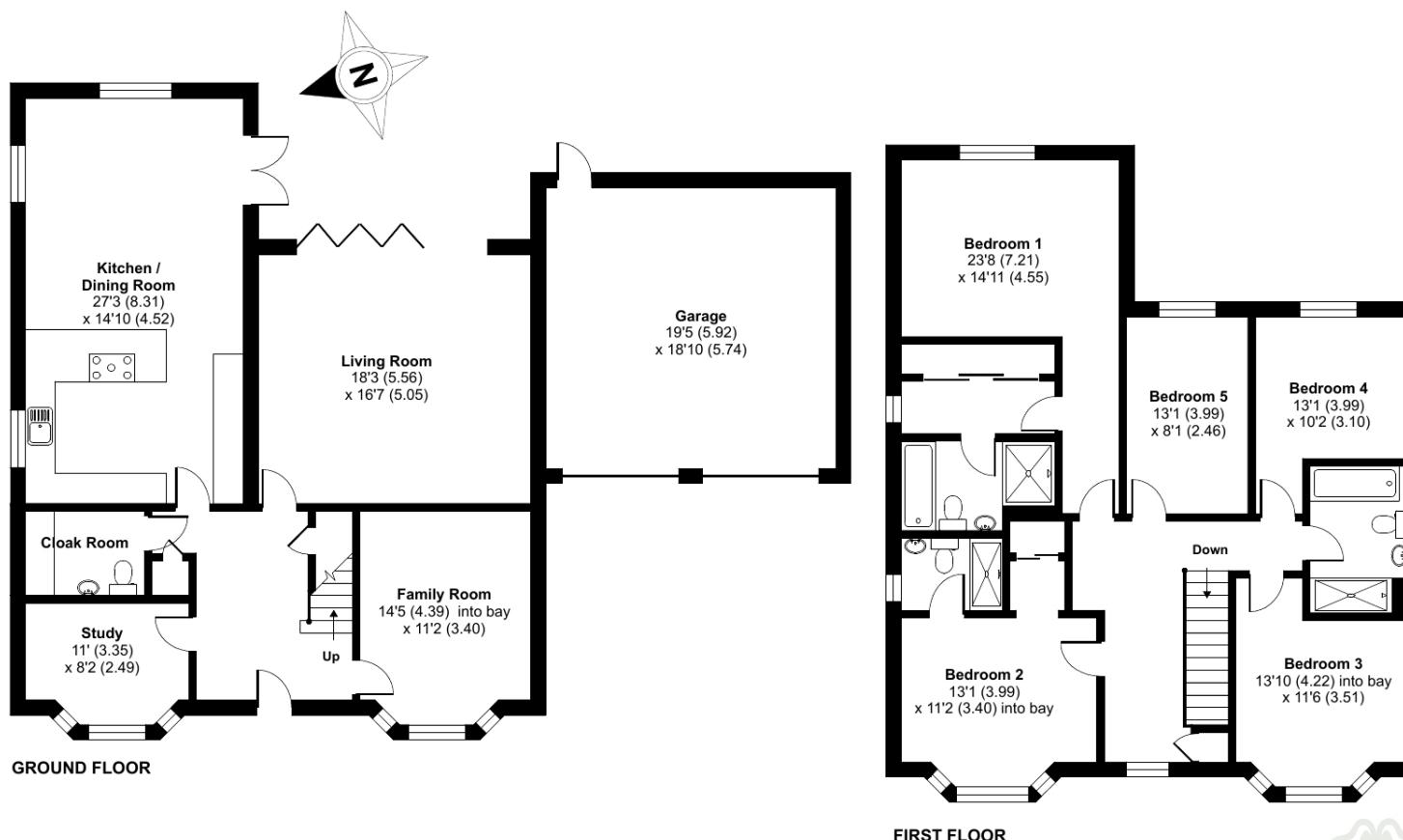
## **AGENT NOTE:**

The vendor informs us there is a service charge of £180 per annum, we advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

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







Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Country Properties. REF: 859850

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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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