



4, Angle Green

Shefford,
Bedfordshire, SG17 5GP
Offers in Excess of: £525,000

country
properties

The 'Queensbury' built by Bloor Homes is a well presented 4 bedroom detached home with converted garage providing an additional reception room. This spacious property is situated on the popular 'Shefford Leys' development with only a short stroll into the heart of Shefford.

- Fully integrated kitchen/breakfast room
- Main bedroom with en-suite shower room
- Useful utility/store and ground floor cloakroom
- Sunny south westerly aspect rear garden
- Driveway providing side by side parking for 2 cars
- Nearby Millennium Green offers countryside and riverside walks
- A short walk to local amenities, highly regarded schooling and bus links to nearby towns

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Radiator. Doors into cloakroom, living room and double glazed doors into kitchen/breakfast room.

Cloakroom

Suite comprising wc and wall mounted wash hand basin with tiled splashbacks. Extractor. Radiator.

Kitchen/Breakfast Room

15' 10" x 7' 8" (4.83m x 2.34m) A range of wall and base units with complementary worksurfaces and upstands. Integrated dishwasher and washing machine. Inset one & half bowl stainless steel sink with drainer and swan neck mixer tap over. Fitted eye level double oven & grill. Fitted electric hob with glass splashback and concealed extractor over. Integrated fridge/freezer. Radiator. Double glazed window to front. Door into:

Living/Dining Room

23' 9" (max) x 13' 9" (max) (7.24m x 4.19m) Double glazed window and french doors with sidelights opening onto the rear garden. Two radiators.

Study

11' 9" x 8' 9" (3.58m x 2.67m) Double glazed window to front. Radiator. Door into:

Store

8' 4" x 3' 10" (2.54m x 1.17m) Space for tumble dryer. Space for freezer. Wall mounted gas boiler. Part glazed door to side.



FIRST FLOOR

Landing

Access to partially boarded loft space with ladder. Airing cupboard. Doors to all bedrooms and bathroom.

Bedroom 1

11' 5" x 11' 1" (3.48m x 3.38m) A range of fitted wardrobes. Radiator. Double glazed window to front.

En-Suite Shower Room

Suite comprising double shower cubicle, low level wc and wash hand basin. Partially tiled walls. Heated towel rail. Extractor.

Bedroom 2

12' 7" x 10' 3" (3.84m x 3.12m) Double glazed window to front. Radiator.

Bedroom 3

12' 10" x 8' 8" (3.91m x 2.64m) Double glazed window to rear. Radiator.

Bedroom 4

10' 9" x 8' 8" (3.28m x 2.64m) Double glazed window to rear. Radiator.

Family Bathroom

Suite comprising panel enclosed bath with mixer/shower attachment and glass side screen, low level wc and pedestal mounted wash hand basin. Partially tiled walls and wood effect flooring. Heated towel rail. Obscure double glazed window to side.

OUTSIDE

Front Garden

Laid to lawn with mature hedge surround, and driveway providing off road parking for 2 cars. Paved footpath with gated access to the rear garden.

Rear Garden

South westerly aspect rear garden laid mainly to lawn with paved patio area and mature shrub borders. Cold water tap. External light and power point. Garden shed to remain. Pathway to side with door to store/utility room and gated access to front.

AGENT NOTE:

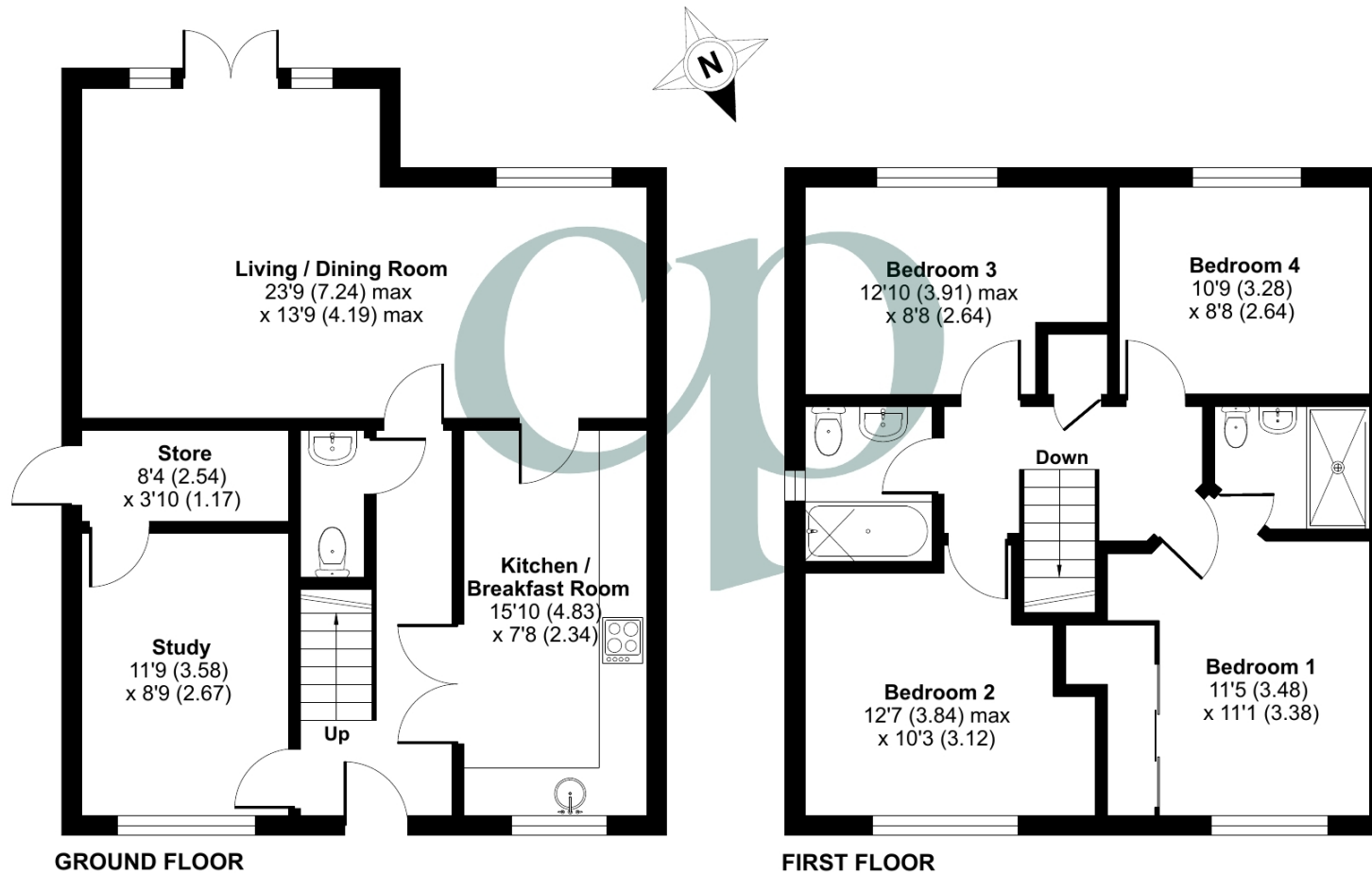
We understand there is a maintenance charge associated with this property of £429 per annum.

We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.




Approximate Area = 1298 sq ft / 120.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1164615

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

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

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