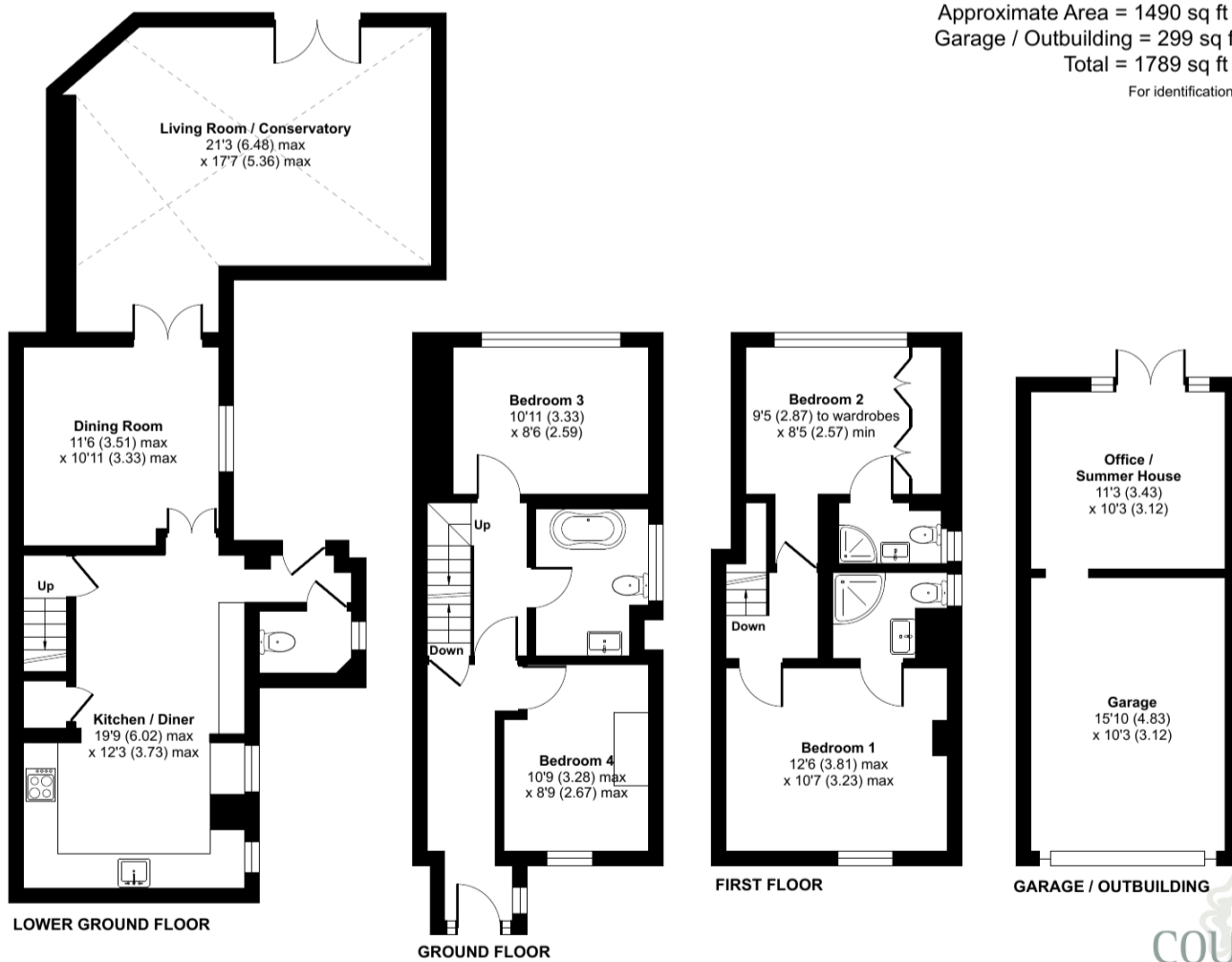




Approximate Area = 1490 sq ft / 138.4 sq m  
Garage / Outbuilding = 299 sq ft / 27.8 sq m  
Total = 1789 sq ft / 166.2 sq m  
For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



RICS 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: 906963

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

This charming CHAIN FREE four bedroom semi detached cottage offers 1,490 sqft of spacious versatile living space with detached garage and driveway parking for 3-4 cars - Viewing is essential to fully appreciate the accommodation on offer!

- Spacious 21ft living room/conservatory
- Re-fitted kitchen with central island
- Four bedrooms - two with en-suite shower rooms
- Re-fitted family bathroom with roll top claw foot bath
- Detached garage and driveway parking for 3/4 cars
- Countryside walks on your doorstep - ideal for walking the dog!
- Situated within walking distance of highly regarded schooling and the heart of Shefford

## GROUND FLOOR

### Entrance Hall

Feature exposed brick wall. Door to stairs leading to the lower ground floor.

### Inner Hall

Stairs rising to first floor accommodation.

### Bedroom 4

10' 9" x 8' 9" (3.28m x 2.67m) Double glazed window to front. Radiator. Feature fireplace with mantle over.

### Bedroom 3

10' 11" x 8' 6" (3.33m x 2.59m) Double glazed window to rear. Radiator.

### Family Bathroom

Suite comprising low level wc, pedestal wash hand basin and roll top bath with shower attachment. Heated towel rail. Fully tiled walls. Double glazed window to side.

## LOWER GROUND FLOOR

### Entrance Lobby

Doors into cloakroom and kitchen. Tiled flooring.

### Cloakroom

High level flush wc and solid oak vanity wash hand basin with cupboard under. Partially tiled walls with metro style tiling. Obscure double glazed window to side.

### Kitchen/Diner

19' 9" x 12' 3" (6.02m x 3.73m) A range of wall and base units with solid oak worksurfaces over. Central island with solid oak worksurfaces and seating area. Inset butler sink with Victorian style tap over. Range cooker to remain. Integrated fridge/freezer, dishwasher and washing machine. Tiled flooring. Victorian style radiator. Original feature fireplace. Storage cupboard plus further under stairs storage cupboard. Two double glazed windows to side. Partially glazed door into lobby and double doors into:



### Dining Room

10' 4" x 9' 9" (3.15m x 2.97m) Double glazed window to side. Radiator. Wall lights. Floor to ceiling wine rack. Double glazed french doors with steps leading down to:

### Living Room/Conservatory

21' 3" x 17' 7" (6.48m x 5.36m) Double glazed construction on brick base with double doors opening onto the front courtyard area and further double doors opening onto the rear garden. Two Victorian radiators. Wall light.

## FIRST FLOOR

### Landing

Access to boarded loft space. Doors into both bedrooms.

### Bedroom 1

12' 6" x 10' 7" (3.81m x 3.23m) Double glazed window to front. Exposed wooden floorboards. Radiator. Door into:

### En-Suite Shower Room

Shower cubicle, low level wc and Victorian style pedestal wash hand basin. Partially tiled walls with metro style tiling and tiled flooring. Heated towel rail. Obscure double glazed window to side.

### Bedroom 2

9' 5"(min) 8' 5" (2.87m x 2.57m) Double glazed window to rear. Radiator. Large cupboard. A range of fitted wardrobes. Door into:

### En-Suite Shower Room

Shower cubicle, low level wc and pedestal wash hand basin. Fully tiled with metro style tiling. Towel rail. Obscure double glazed window to side.

## OUTSIDE

### Front Garden

Brick wall enclosed with pathway to front door. Steps leading down to lower ground floor with further entrance door into the inner lobby.

### Rear Garden

Paved patio and further area currently used as a vegetable garden with raised beds. Plum and fig tree. Summer house to the rear of garage with double doors opening onto the rear garden (could be used as a home/office for those wishing to work from home). Enclosed with wood panel fencing with pathway and gated access to the front. Paved area leading to a further paved courtyard area with gated access to the front and rear parking area.

### Detached Garage

Up & over door with power and light connected. Parking for 3-4 cars to the front. PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

