



# 39, Shepherds Place

Shefford,  
Bedfordshire, SG17 5BF  
£450,000

COUNTRY PROPERTIES  
PART OF HUNTERS

This spacious and stylishly presented three bedroom home with additional ground floor study/4th bedroom is located within a popular cul-de-sac location close to the High Street shops and amenities.

- Excellent decorative order throughout - just move in!
- Integrated kitchen with separate utility room
- Ground floor study/bedroom 4
- Master bedroom with en-suite shower room
- Single garage with power & light connected
- Built in 2019 with NHBC guarantee remaining
- Well regarded local schooling

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation. Wood effect flooring. Doors into cloakroom, study/bedroom 4, living room and kitchen/diner.

### Cloakroom

Suite comprising low level wc with concealed cistern and wash hand basin with tiled splashback. Ceramic tiled flooring. Chrome heated towel rail. Obscure double glazed window to front.

### Living Room

19' 1" (max) x 12' 7" (max) (5.82m x 3.84m) Dual aspect room with double glazed window to side and french doors opening onto the rear garden. Two radiators.

### Study/Bedroom 4

9' 6" x 8' 1" (2.90m x 2.46m) Double glazed window to side. Radiator. Wood effect flooring.

### Kitchen/Diner

18' 3" x 10' 3" (5.56m x 3.12m) A range of wall and base units with wood effect worksurfaces and upstands. Inset one & half bowl sink with drainer and swan neck mixer tap over. Fitted electric oven. Inset induction hob with glass splashback and stainless steel extractor hood over. Integrated fridge freezer and dishwasher. Ceramic tiled flooring. Radiator. Double glazed window to front and french doors opening onto the rear garden. Door into:

### Utility Room

6' 1" x 4' 9" (1.85m x 1.45m) Wall and base units with wood effect worksurface and upstands. Integrated washer/dryer. Wall mounted gas boiler. Ceramic tiled flooring. Opening to pantry cupboard. Double glazed door to rear garden.



## FIRST FLOOR

### Landing

Access to loft space with light. Storage cupboard with shelving. Radiator. Double glazed window to rear. Doors into all rooms.

### Bedroom 1

15' 9" (max) x 14' 0" (max) (4.80m x 4.27m)  
Double glazed window to front. Radiator. Feature wood panelling to one wall. Space for wardrobes. Door into:

### En-Suite Shower Room

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

### Bedroom 2

11' 4" x 10' 4" (3.45m x 3.15m) Double glazed window to front. Wood panelling to dado height. Radiator.

### Bedroom 3

12' 6" (max) x 8' 10" (max) (3.81m x 2.69m)  
Double glazed window to rear. Radiator.

### Bathroom

Suite comprising panel enclosed bath with mains shower and glass side screen, low level wc and wash hand basin. Partially tiled marble effect walls and ceramic tiled flooring. Chrome heated towel rail. Obscure double glazed window to rear.

## OUTSIDE

### Front Garden

Paved pathway to front door with shingled border. Off road parking for one car.

### Rear Garden

Large paved patio area enclosed with railway sleepers and feature lighting. Steps leading up to the lawn area with raised flower & shrub borders enclosed with railway sleepers and feature lighting. Three power points. Further covered paved area to the side. Cold water tap. Gated access to the front.

### Garage

Up & over door with power/light connected.

### AGENT NOTE:

The vendor informs us there is a maintenance charge associated with this property of £200 per annum (paid monthly) - 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

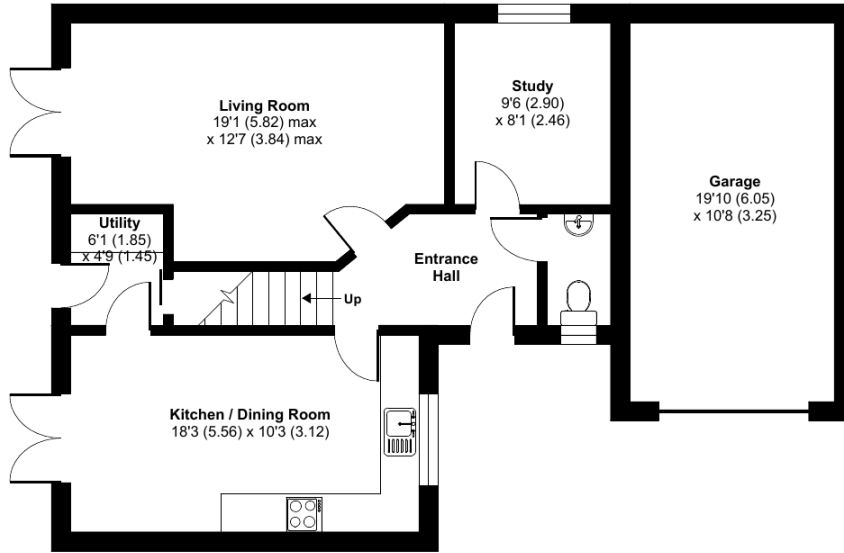




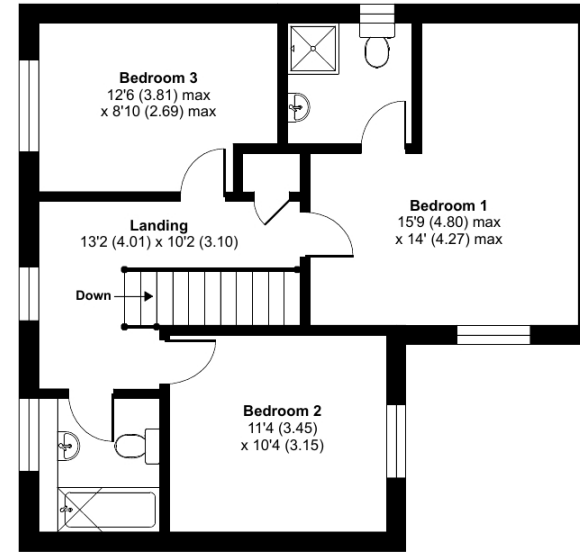
Approximate Area = 1284 sq ft / 119.3 sq m  
Garage = 211 sq ft / 19.6 sq m  
Total = 1495 sq ft / 138.9 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(69-80)	C		
(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			



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1061092



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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