



4, Viking Meadow

Shefford,
Bedfordshire, SG17 5GR
Offers in Excess of: £465,000

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properties

This well presented 4 double bedroom home with a south westerly aspect rear garden is situated in a popular cul-de-sac location with riverside walks into Shefford town centre offering a variety of shops and amenities.

- Four double bedrooms
- Recently redecorated throughout
- Re-fitted kitchen in 2021
- Main bedroom with fitted wardrobes and en-suite shower room
- Large carport and garage
- Sunny south westerly aspect rear garden - ideal for those 'Alfresco' evenings
- Close to highly regarded schooling and countryside walks

Cloakroom

Suite comprising low level flush wc and wall mounted wash hand basin with tiled splashback. Extractor. Radiator. Tiled flooring. Door to understairs storage cupboard - with space and plumbing for washing machine and tumble dryer.

Living Room

16' 11" (max) x 11' 9" (max) (5.16m x 3.58m) Double glazed french doors opening onto rear garden. Wood effect flooring. Radiator.

Kitchen/Diner

23' 11" x 8' 1" (7.29m x 2.46m) A range of wall and base units with complementary worksurfaces and splashbacks over. Fitted electric oven. Inset electric hob with extractor hood over. Integrated fridge/freezer. Integrated dishwasher. Inset one & half bowl sink with drainer and swan neck mixer tap over. Tiled flooring. Dual aspect with double glazed windows to front and rear. Space for dining table. Radiator.

GROUND FLOOR

Entrance Hall

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



FIRST FLOOR

Landing

Access to loft space. Airing cupboard housing wall mounted gas boiler. Doors to all rooms.

Bedroom 1

18' 3" x 12' 7" (max) (5.56m x 3.84m) Two double glazed windows to front. Radiator. Two built in mirrored sliding door wardrobes. Door into:

En-Suite Shower Room

Three piece suite comprising double shower cubicle, low level flush wc and wall mounted wash hand basin. Partially tiled walls. Heated towel rail. Door to large storage cupboard. Obscure double glazed window to rear.

Bedroom 2

11' 3" x 10' 9" (3.43m x 3.28m) Double glazed window to rear. Radiator. Triple mirrored sliding door wardrobe.

Bedroom 3

11' 4" (max) x 9' 1" (max) (3.45m x 2.77m) Double glazed window to front. Radiator.

Bedroom 4

10' 9" x 8' 9" (3.28m x 2.67m) Double glazed window to rear. Radiator.

Bathroom

Suite comprising panel enclosed bath with shower attachment, low level flush wc and wall mounted wash hand basin. Partially tiled walls and tiled flooring. Heated towel rail. Obscure double glazed window to front.

OUTSIDE

Front Garden

Laid to slate with central paved pathway to front door. External light.

Rear Garden

South westerly aspect rear garden laid to lawn with mature shrub borders. Large gazebo and raised patio area. Power points. Gated access to the side opening onto the driveway.

Garage

Carport leading to garage with up & over door, power/light connected.

AGENT NOTE:

We understand there is a service charge associated with this property of £500 per annum.

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



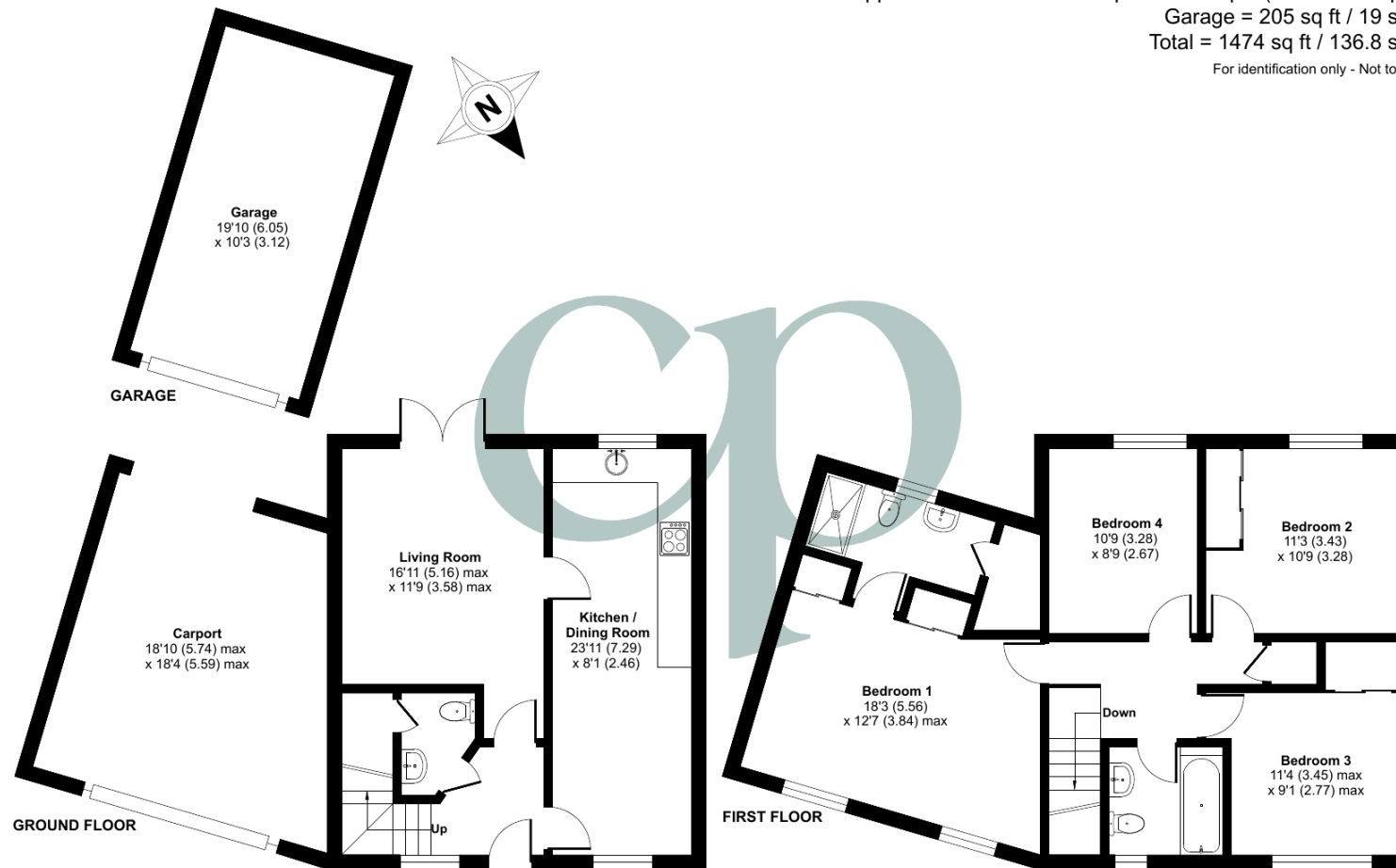
Approximate Area = 1269 sq ft / 117.8 sq m (excludes carport)

Garage = 205 sq ft / 19 sq m

Total = 1474 sq ft / 136.8 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	80	88
(81-91)	B		
(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			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1177694

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Viewing by appointment only

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