



Approximate Gross Internal Area
Ground Floor = 49.4 sq m / 532 sq ft
First Floor = 44.7 sq m / 481 sq ft
Second Floor = 39.5 sq m / 425 sq ft
Garage = 27.4 sq m / 295 sq ft
Total = 161.0 sq m / 1,733 sq ft



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (88+) | A | | |
| (81-87) | 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 | | 86 | 94 |
| | | EU Directive 2002/91/EC | |



Illustration for identification purposes only,
measurements are approximate, not to scale.
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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

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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This CHAIN FREE 4 bedroom modern home is arranged over 3 floors and is offered in superb condition throughout. The property is just a short stroll to the heart of Shefford, well regarded schools and local amenities and a short drive to Arlesey train station for links into London.

- No Upward Chain
- Paved driveway provides off road parking for 2-3 cars
- Bedroom 1 with en-suite
- All ground floor with under floor heating
- Stylish fully integrated Kitchen/Diner with breakfast bar and doors onto rear garden
- Large 23ft garage with remote controlled roller door and power and light

Ground Floor

Entrance Hall

Stairs raising to first floor. Door to Kitchen/Diner and Living Room. LVT wood effect flooring. Under floor heating.

Cloakroom

Low level WC, wash hand basin. High gloss brick effect splashbacks. Ceramic tiled flooring with underfloor heating.

Living Room

18' 10" x 10' 0" (5.74m x 3.05m) Double glazed walk-in bay window to front. Double glazed window to side. LVT flooring with underfloor heating.

Kitchen/Diner

18' 6" x 13' 9" (5.64m x 4.19m) A range of wall and base units with quartz worksurfaces over with quartz upstands. Breakfast bar. Inset one and a half bowl stainless steel sink and drainer unit with swan mixer tap over. Built-in Neff electric oven and grill. Neff induction hob. Integrated fridge freezer. Integrated dishwasher. Ceramic tiled flooring with under floor heating. Double glazed walk-in bay window to front. Double glazed window to side. Double glazed double doors onto rear garden with side lights. Door into Utility Room.

Utility Room

A range of wall and base units with quartz worksurfaces over and upstands. Inset stainless steel sink unit with swan neck mixer tap over. Space and plumbing for washing machine. Ceramic tiled flooring with under floor heating. Wall mounted gas boiler enclosed in cupboard. Under stairs storage cupboard. Door to rear leading to parking area.

First Floor

Landing

Double glazed window to rear. Radiator. Stairs raising to second floor. Doors into Bedroom 1 and Bedroom 2.



Bedroom 1

11' 3" x 10' 6" (3.43m x 3.20m) Double glazed window to front. Radiator. Built-in double wardrobe. Door leading to En-suite

En-suite

Suite comprising double shower cubicle. Low level WC, wash hand basin. Heated towel rail. Tiled splashbacks. Ceramic tiled flooring. Obscure double glazed window to side. Extractor fan.

Bedroom 2

10' 9" x 9' 7" (3.28m x 2.92m) Double glazed window to front. Radiator. Double airing cupboard with hot water tank and shelving.

Family Bathroom

Obscure double glazed window to side aspect. Fitted with a panel enclosed bath, wash hand basin and low level wc. Tiled splashbacks. Heated towel rail. Shaver point. Extractor fan.

Second Floor

Landing

Double glazed window to front to half landing. Velux window to rear with fitted blind. Radiator. Storage cupboard. Doors into Bedroom 3, Bedroom 4 and Shower room.

Bedroom 3

11' 3" x 8' 6" (3.43m x 2.59m) Double glazed window to front. Radiator. Loft access.

Shower Room

Double shower cubicle. Wash hand basin, low level wc. Tiled splashbacks. Heated towel rail. Ceramic tiled flooring. Shaver point. Extractor fan. Velux window to rear.

Bedroom 4

15' 3" x 9' 9" (4.65m x 2.97m) Double glazed window to front. Radiator.

Outside

Rear Garden

Paved patio area. Laid mainly to lawn. Gated access to side to parking area. Up and down lighters. Water tap.

Garage

24' 3" x 12' 2" (7.39m x 3.71m) Remote controlled roller door with power and light. Paved driveway leading to garage provides off road parking for 2-3 cars.

Agents Note

The vendor has informed that the Service Charge is £52.34 per month We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries @mortgagevision.co.uk

PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

