



Peartree Close, Shefford, Bedfordshire. SG17 5JG





4 Bedroom Detached House

Guide Price £495,000 Freehold

Nestled in a tranquil cul-de-sac in Shefford, this charming detached four-bedroom house exudes warmth and elegance. The beautifully finished kitchen, complete with separate dining room and utility area, provides a perfect space for family gatherings and entertaining. Additionally, the convenience of a downstairs WC adds practicality to the layout. Upstairs, a family bathroom complements the en suite in the stunningly spacious master bedroom, offering both comfort and luxury. Enjoy the serene surroundings and modern amenities this lovely home has to offer in its quiet desirable location of Shefford boasts a double garage, providing ample parking space for numerous vehicles.



- Desirable cul-de-sac location
- Generous enclosed rear garden
- Double garage and driveway
- Large en-suite to master
- Fitted wardrobes in every bedroom
- Utility room
- Exceptional master suite
- New boiler 2021
- Awaiting EPC. Council tax band E

Ground Floor

Entrance Hall:

Upvc front door. Tiled flooring. Door to W/C. Stairs to the first floor with storage under. Door into lounge, utility room, and kitchen.

WC:

Upvc obscure double-glazed window. Tiled flooring. Low level wc and vanity hand wash basin.

Lounge:

Abt: 15' 3" x 12' 2" (4.65m x 3.71m) Carpet flooring. Radiator. Upvc double-glazed window. Feature electric fireplace.

Kitchen:

Abt: 11' 1" x 10' 0" (3.38m x 3.05m) Matching wall and base units with granite worktops. Eye-level electric oven and grill. Integrated microwave, fridge, and dishwasher. Gas hob with extractor hood. Stainless steel sink and drainer. Upvc double-glazed window. Tiled flooring. Radiator. Spotlights. Archway into the dining room.

Dining Room:

Abt: 10' 4" x 10' 4" (3.15m x 3.15m) Tiled flooring. Radiator. Upvc double-glazed window and French doors into the garden.

Utility Room:

Abt: 7' 9" x 9' 6" (2.36m x 2.90m) Tiled flooring. Upvc double-glazed window. Upvc door into the garden. Matching wall and base units with complimentary worktops. Space for washing machine and tumble dryer. A new gas boiler was installed in 2021.

First Floor

Landing:

Doors to bedrooms and bathroom. Carpet flooring. Loft hatch – loft is boarded.

Master Bedroom:

Abt: 15' 5" x 10' 4" (4.70m x 3.15m) Carpet flooring. Radiator. Upvc double-glazed windows. Built-in wardrobes. Door to en-suite.

En-Suite:

Tiled flooring. Tiled wall to ceiling. Vanity hand wash basin, low level wc, and shower. Upvc double-glazed obscured window. Chrome heated towel rail.

Bedroom Two:

Abt: 10' 2" x 9' 0" (3.10m x 2.74m) Carpet flooring. Radiator. Upvc double-glazed window. Built-in sliding wardrobe.

Bedroom Three:

Abt: 8' 0" x 10' 1" (2.44m x 3.07m) Carpet flooring. Radiator. Upvc double-glazed window. Built-in wardrobe.

Bedroom Four:

Abt: 5' 5" x 10' 1" (1.65m x 3.07m) Carpet flooring. Radiator. Upvc double-glazed window. Built-in wardrobe.

Family Bathroom:

Suite comprising low level wc, hand wash basin and corner shower cubicle. Upvc obscure double-glazed window. Extractor fan. Tiled flooring. Tiled wall to ceiling. Chrome heated towel rail.

**External
Rear Garden:**

Fully enclosed rear garden mostly laid to lawn with patio areas. Gated side access. Detached double garage with up-and-over doors and electricity. Block paved driveway for 5 cars to side.

Location:

Shefford is a small town and civil parish in the county of Bedfordshire and this property is situated in a quiet no-through-road location. Amongst the facilities in Shefford are a fire station and bowls club. As well as this, it has various pubs and restaurants, including Chinese takeaways, award-winning Indian takeaways, restaurants, and a fish and chip shop. Shefford has a supermarket, pharmacy, bakery, and library. There is also a post office with sorting facilities plus an ironmonger and a microbrewery.

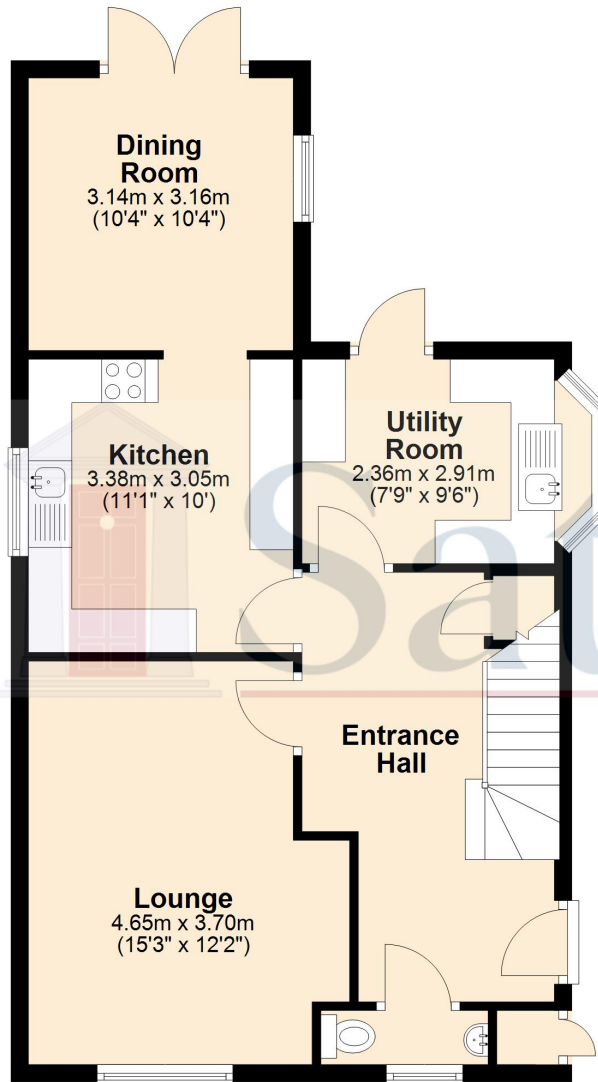
The property is situated within walking distance of Robert Bloomfield Academy, other local schools within walking distance include Samuel Whitbread Academy, Shefford Lower School, Shefford Nursery, BEST Nursery, and Acorn Preschool.



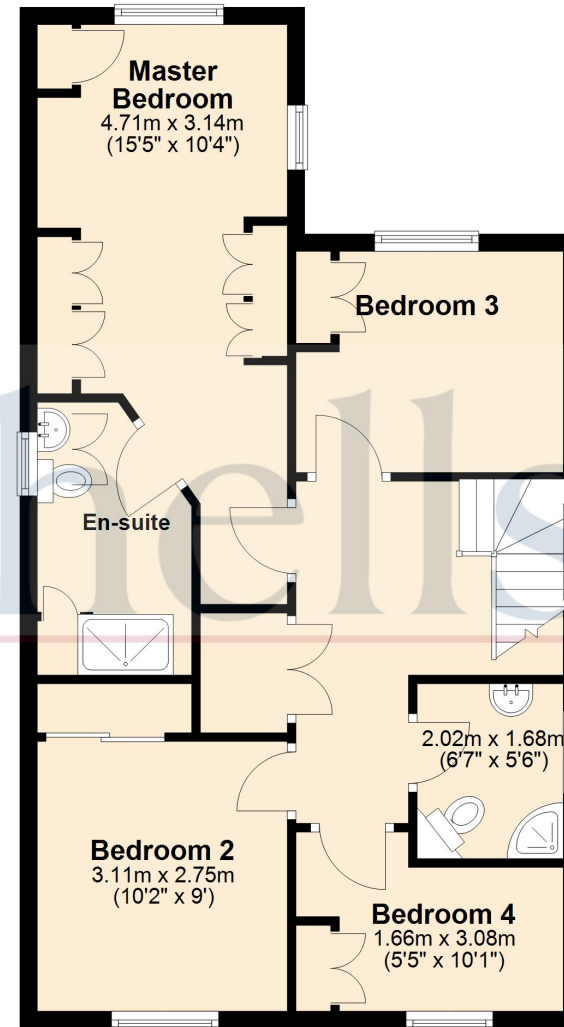


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Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.
The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.