



Mallard Close, Shefford, Bedfordshire. SG17 5YS





2 Bedroom Semi-Detached House

Guide Price £340,000 Freehold

Discover this stunning two-bedroom semi-detached home, offered chain-free for a smooth and hassle-free purchase. Nestled in a peaceful cul-de-sac, this charming property is ideally situated in a sought-after area, close to highly regarded Ofsted-rated schools, making it perfect for families. Enjoy the convenience of being just a short walk from the town centre, with its array of shops, amenities, and transport links. Don't miss the opportunity to make this lovely residence your new home!

- Two double bedrooms
- Garage and driveway
- CHAIN FREE
- Cul-de-sac location
- En-suite with principal bedroom
- Short walk to town centre
- Good local schooling
- EPC rating C. Council tax band C

Ground Floor

Hallway:

Tiled patterned flooring with downstairs WC and stairs leading to upstairs. Entrance into:

Living Room:

Abt. 14' 3" x 9' 9" (4.34m x 2.97m) Carpeted throughout with under stairs storage cupboard. Glass doors leading into:

Kitchen/Dining Room:

Abt. 8' 9" x 13' 4" (2.67m x 4.06m) The kitchen has a range of fitted worktops with integrated appliances including oven with hob and extractor fan. Splashback tiling.

The dining area currently sits a four-seater table overlooking rear garden to which there are sliding glass doors to exit.

First Floor

Principal Bedroom:

Abt. 10' 7" x 10' 1" (3.23m x 3.07m) Laid to carpet with fitted wardrobes entrance to shower room en-suite with fitted shower and sink wash basin.

Bedroom Two:

Abt. 9' 0" x 5' 7" (2.74m x 1.70m) Carpeted again with free standing wardrobes which can be removed to add a double bed.

Family Bathroom:

Fitted bathtub with sink wash basin, low level flush WC all surrounded by a splash back tiled border.

Outside

Front Garden:

Paved driveway and garage with up and over door. Front shingle stone area with paved area up to front door.

Rear Garden:

Mainly laid to lawn bordered by shrubs, plants and bushes. Patio area with rear access into garage.

Garage:

Abt. 16' 5" x 7' 8" (5.00m x 2.34m)

Agents Note:

Draft particulars yet to be approved by vendor and maybe subject to change.

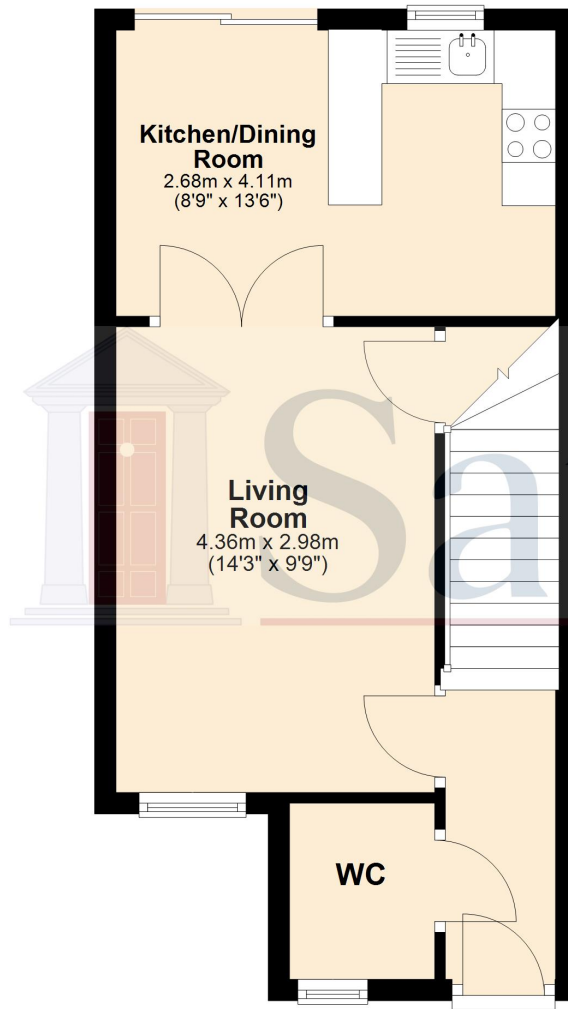




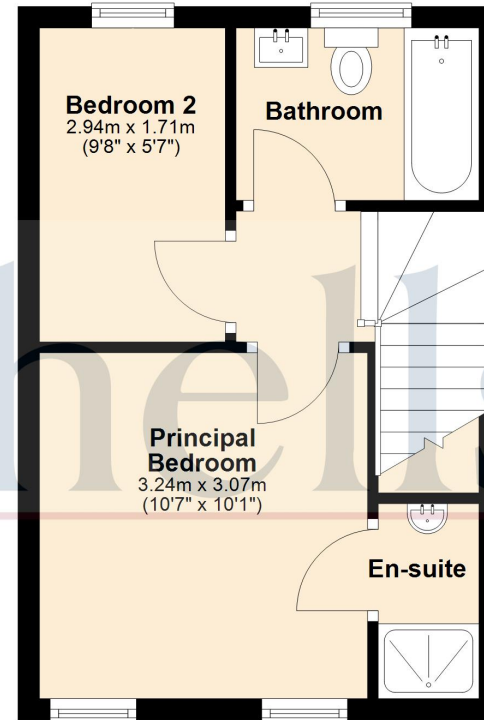
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



Ground Floor



First Floor



For illustration 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.