



Pomona Way, Shefford, Bedfordshire. SG17 5FX





4 Bedroom Detached House

Guide Price £565,000 Freehold

Satchells are proud to present this popular, newly built family home in the 'Hillfoot' development in Shefford. Recently built this property has been designed and maintained superbly and sits tucked away in a private road. Benefitting from a driveway with garage, driveway and additional parking opposite this property you really don't want to miss out!

- Four bedrooms
- Part of the "Hillfoot" development
- Garage and driveway
- South facing garden
- En-suite to master bedroom
- Separate study
- 25ft kitchen/diner
- Tucked away in private road

Ground Floor:**Entrance Hallway:**

Tiled flooring, understairs cupboard, stairs to first floor, doors to:

Living Room:

Abt: 11' 0" x 16' 8" (3.35m x 5.08m) Carpet as fitted, radiator, UPVC double glazed window to front, solid oak door.

Study:

Abt: 6' 4" x 6' 5" (1.93m x 1.96m) Carpet as fitted, radiator, UPVC double glazed window to front, solid oak door.

Utility Room/ WC

Abt: 6' 3" x 6' 6" (1.91m x 1.98m) Tiled flooring, fitted marble worktop with integrated appliances, low level WC, wash hand basin, UPVC double glazed window to side.

Kitchen/Diner:

Abt: 10' 3" x 25' 5" (3.12m x 7.75m) Tiled flooring, marble worktops with wall and base units, stainless steel sink, integrated dishwasher, induction hob, eye level oven, integrated fridge/freezer, UPVC double glazed doors to rear garden, UPVC double glazed window to rear.

First Floor:**Master Bedroom:**

Abt: 11' 1" x 14' 2" (3.38m x 4.32m) Carpet as fitted, fitted storage cupboard, fitted shutters to window, radiator, solid oak door, door to en-suite, UPVC double glazed window to front.

En-Suite:

Tiled flooring, suite comprising of fitted shower cubicle, heated towel rail, low level WC, wash hand basin, solid oak door, UPVC double glazed window to side.

Bedroom Two:

Abt: 11' 0" x 12' 0" (3.35m x 3.66m) Carpet as fitted, radiator, alcove wall suitable for wardrobes, solid oak door, UPVC double glazed window to front.

Bedroom Three:

Abt: 7' 0" x 12' 9" (2.13m x 3.89m) Carpet as fitted, radiator, solid oak door, UPVC double glazed window to rear.

Bedroom Four:

Abt: 7' 8" x 10' 8" (2.34m x 3.25m) Carpet as fitted, radiator, solid oak door, UPVC double glazed window to rear.

Bathroom:

Suite comprising bath tub, low level WC, wash hand basin, tiled flooring with feature tiled wall.

Outside:

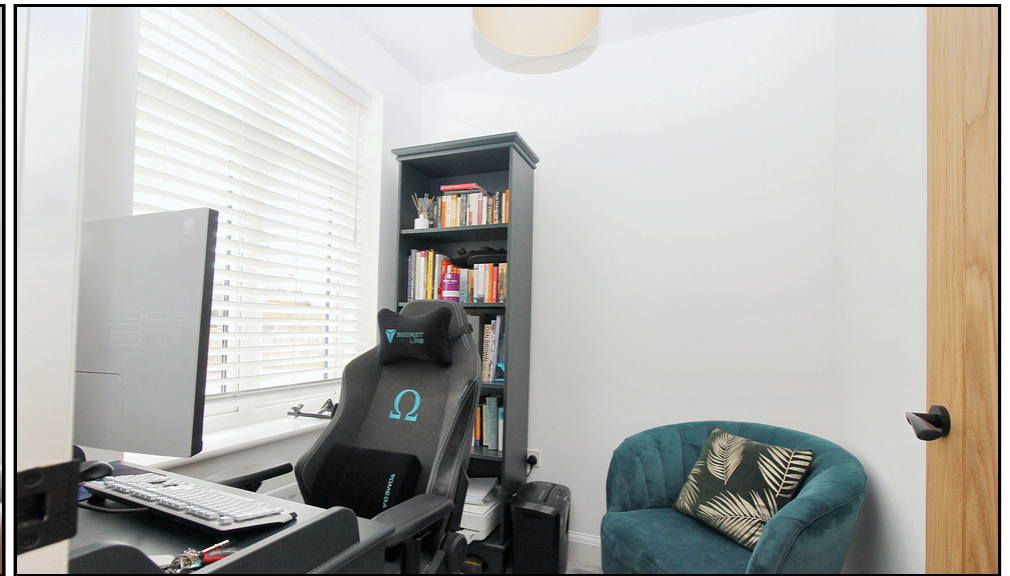
Rear Garden:

South facing rear garden mainly laid to lawn, patio area, side access to parking and garage.

Front Garden:

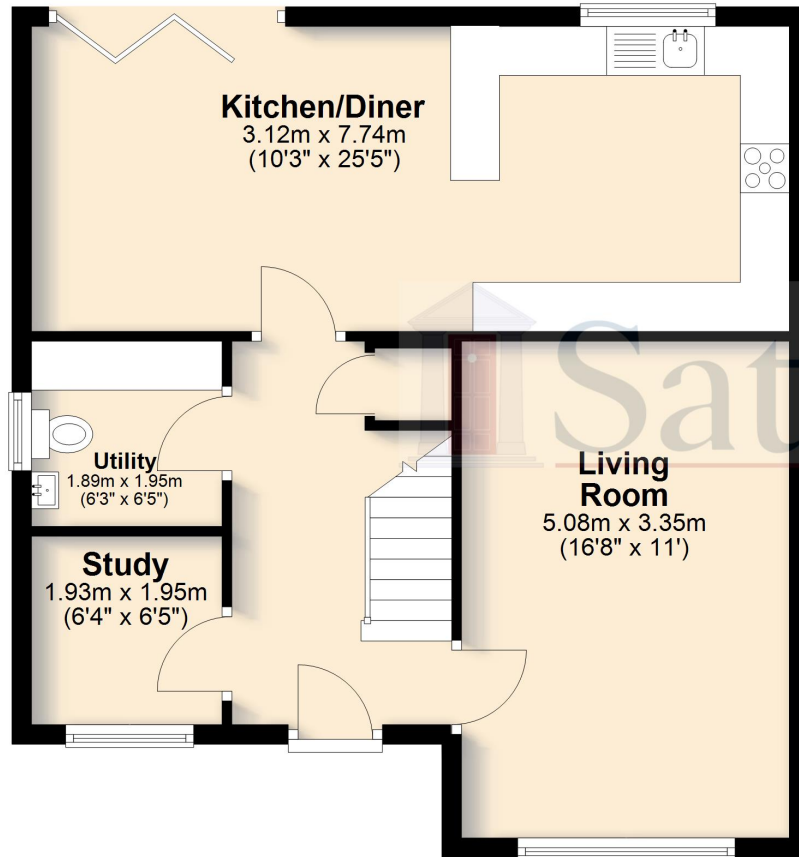
Paved driveway for multiple vehicles, up and over garage door with power and ability to convert.



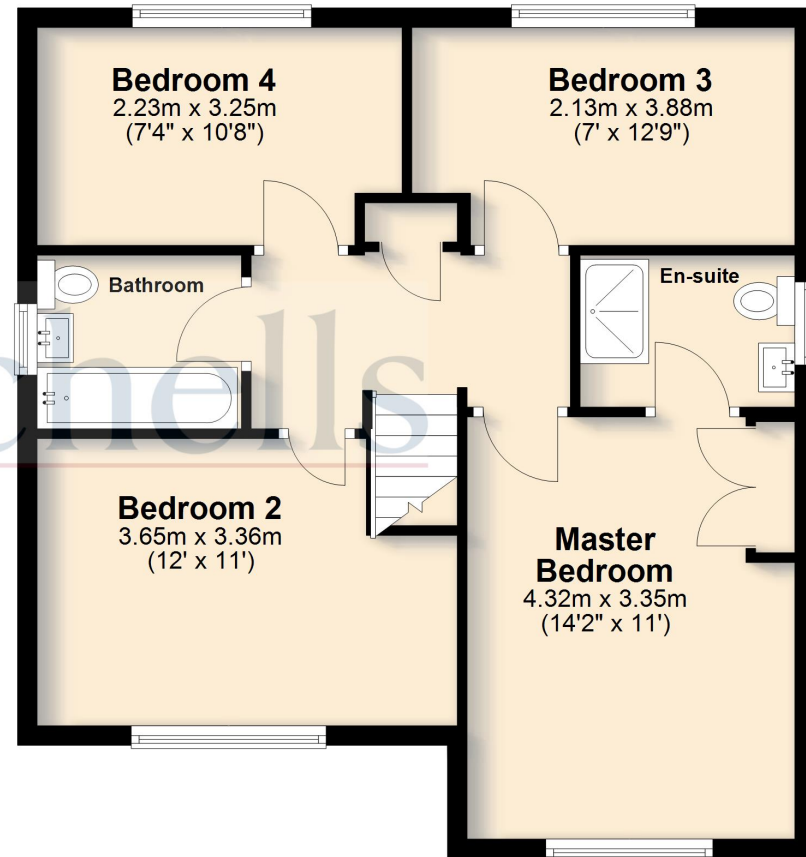


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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 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.