



55, Bury Road
Shillington,
Bedfordshire, SG5 3NY
£625,000

COUNTRY PROPERTIES
PART OF HUNTERS

LOCATION LOCATION LOCATION! An extended five bedroom detached family home set in the sought after village location of Shillington with its excellent school catchments. This modern home has been extended in recent years and offers spacious accommodation for a growing family, a generous south-westerly facing rear garden and fabulous view to the front over paddock land.

- Beautifully presented - Just move in!
- Large hallway with ground floor shower room and built in storage
- Separate dining room with doors opening onto rear garden
- Bedroom one with en suite
- Electric vehicle charging point in garage
- Sought after location in the popular village of Shillington
- Re fitted stylish kitchen/breakfast room with integrated appliances
- First floor bedroom 5/study
- 10'6 x 6'11 purpose built home office/studio in the garden - perfect for those working from home
- Peaceful & tranquil setting with countryside views to the front



GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Tiled floor. Large storage cupboard for coats/shoes. Ladder style radiator. Doors into living room and kitchen/dining room.

Living Room

21' 6" (max) x 14' 3" (max) (6.55m x 4.34m) Double glazed window to front aspect. Electric wall mounted fire. Radiator plus further ladder style radiator.

Shower Room

Three piece suite comprising shower cubicle with electric shower over, low level flush wc and wash hand basin. Radiator. Tiled floor. Open storage area.

Kitchen/Breakfast/Utility Room

25' 0" (max) x 10' 9" (max) (7.62m x 3.28m) A range of wall and base units with quartz worksurfaces over. Inset stainless steel sink and drainer unit with spray/mixer tap over. Neff induction hob with extractor hood over. Two eye level Neff ovens and microwave with warming drawer under. Space for fridge/freezer. Space and plumbing for dishwasher. Tiled flooring. Ladder style radiator. Double glazed window to rear aspect. Door into dining room. Open into Utility area : Quartz worksurfaces with space and plumbing for washing machine and washer/dryer. Wine cooler. Storage cupboard housing gas boiler + stop cock.

Dining Room

10' 5" x 9' 6" (3.17m x 2.90m) Two double glazed windows to rear aspect. Radiator. Part glazed door opening to rear garden.



FIRST FLOOR

Landing

Access to two loft hatches with power/light. Doors to all rooms.

Bedroom 1

15' 4" x 8' 9" (4.67m x 2.67m) Double glazed window to front and further obscure glazed window to side. Ceiling fan (to remain). Radiator. Door into:

En-Suite Shower Room

Three piece suite comprising double shower cubicle, low level flush wc and vanity wash hand basin. Heated towel rail. Obscure double glazed window to rear.

Bedroom 2

13' 0" (max) x 12' 0" (max) (3.96m x 3.66m) Double glazed window to front aspect. Radiator.

Bedroom 3

11' 6" x 10' 10" (3.51m x 3.30m) Double glazed window to rear aspect. A range of fitted wardrobes. Radiator.



Bedroom 4

11' 6" x 9' 5" (3.51m x 2.87m) Double glazed window to rear aspect. Radiator.

Bedroom 5/Study

10' 11" (max) x 8' 11" (max) (3.33m x 2.72m) Double glazed windows to front aspect. Radiator. Fitted wardrobe/storage cupboard.

Family Bathroom

Three piece suite comprising double ended bath with rainfall shower over, low level flush wc and vanity wash hand basin (with built-in bin). Heated towel rail. Obscure double glazed window to front.

OUTSIDE

Front Garden

Enclosed by dwarf brick wall with block paved driveway providing off road parking for two cars, leading to garage.

Office/Studio

10' 6" x 6' 11" (3.20m x 2.11m) Garden office with timber cladding and double glazed door and windows with fitted blinds. Separate circuit board and cat 10 ethernet cabling.

Rear Garden

Laid mainly to lawn with large paved patio area. Two external power sockets. Greenhouse (with toughened glass) to remain. Storage shed to remain. Cold water tap.

Garage

9' 4" x 20' 4" (2.84m x 6.20m) Electric up & over door with power/light. Personal door into garden. Electric vehicle charging point.

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



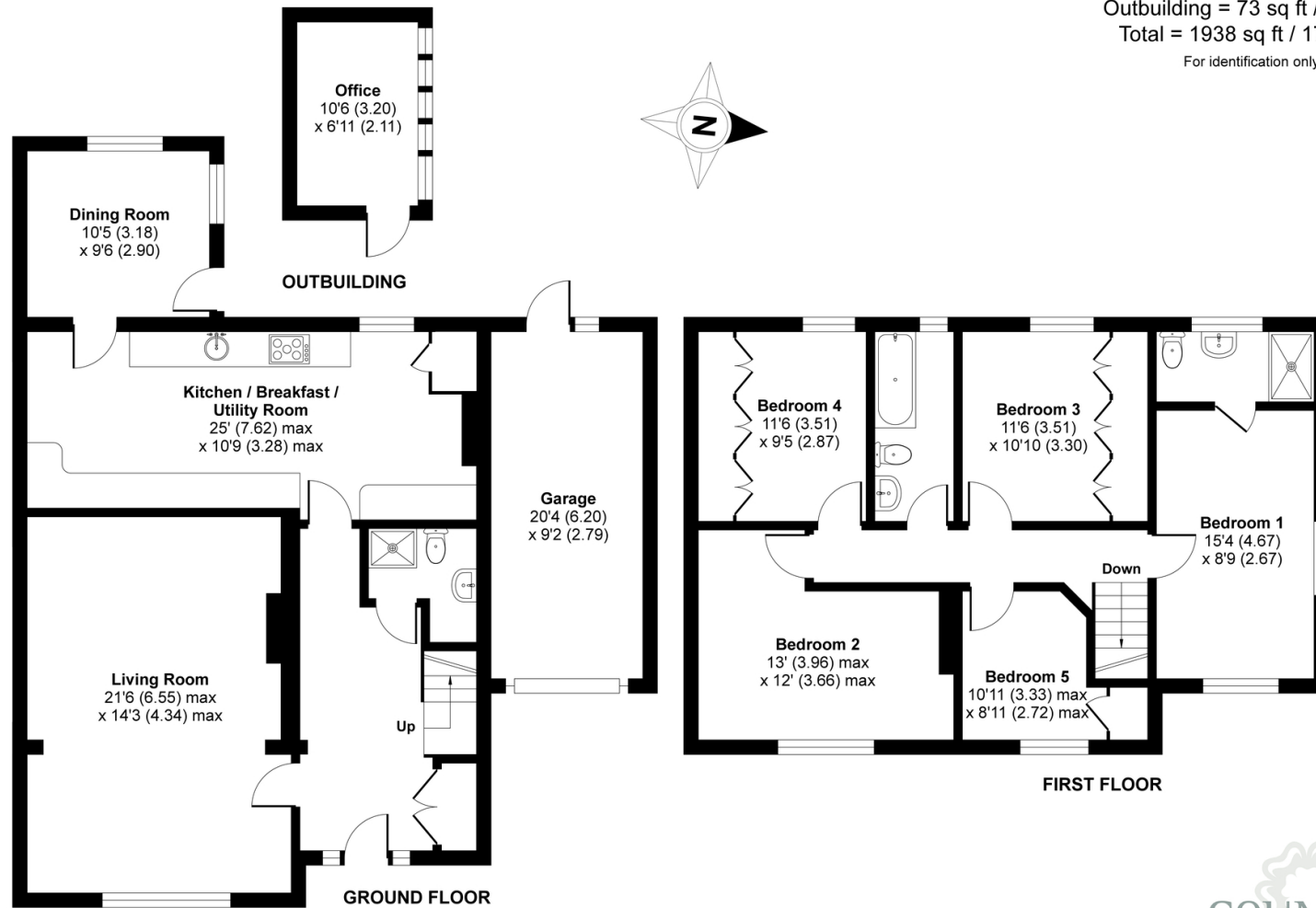


Approximate Area = 1865 sq ft / 173 sq m (includes garage)

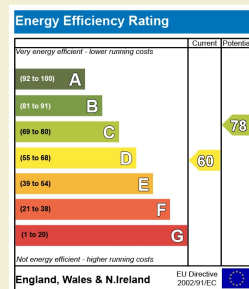
Outbuilding = 73 sq ft / 6.8 sq m

Total = 1938 sq ft / 179.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2021. Produced for Country Properties. REF: 708782



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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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