



7, Eisenhower Road

Shefford,
Bedfordshire, SG17 5UP
O.I.E.O £625,000

COUNTRY PROPERTIES
PART OF HUNTERS

This 4 bedroom detached home is offered in superb condition throughout and is set in popular cul de sac location with a family friendly layout.

- Fantastic presentation throughout - just move in
- Stylish fully integrated kitchen/Diner with Quartz work-surfaces
- Master bedroom with en-suite shower room
- Spacious 16ft family room
- Useful utility room and cloakroom
- Family favourite cul de sac location

GROUND FLOOR

Entrance Hall

Stairs raising to first floor. Amtico flooring. Radiator. Doors into living room, kitchen/dining room and cloakroom.

Cloakroom

Suite comprising low level wc and wash hand basin. Tiled splash back. Amtico flooring. Chrome heated towel rail. Extractor fan.

Living Room

14' 0" x 12' 0" (4.27m x 3.66m) Double glazed walk in bay window to front. Radiator.

Kitchen/Dining Room

19' 9" x 14' 10" (6.02m x 4.52m) A range of wall and base units with quartz work-surfaces and high gloss tiled splash backs. Inset butler sink with swan neck mixer tap over. Two built in self cleaning Neff electric eye level ovens with Neff plate warming drawer. Built in Neff microwave oven. Integrated full height fridge and half height freezer. Neff Induction hob with Neff stainless steel extractor hood over. Integrated dishwasher. Amtico flooring. Vertical radiator. Double glazed window to rear. Double glazed patio doors onto rear garden. Door to utility room.

Utility Room

9' 0" x 5' 7" (2.74m x 1.70m) A range of wall and base units with quartz work surfaces and high gloss tiled splash backs. Inset butler sink with swan neck mixer tap over. Space and plumbing for washing machine. Radiator. Wall mounted gas boiler enclosed in cupboard. Amtico flooring. Door to garage and family room.



Family Room

16' 6" x 10' 8" (5.03m x 3.25m) Double glazed windows to side and rear. Double glazed double doors onto rear garden. Oak flooring.

FIRST FLOOR

Landing

Loft access with ladder and light. Doors into all rooms.

Bedroom 1

11' 8" x 10' 1" (3.56m x 3.07m) Double glazed window to rear. Radiator. Door into:

En-Suite Shower Room

Suite comprising shower cubicle, low level wc and vanity wash hand basin. Tiled splash backs. Chrome heated towel rail. Extractor fan. Double glazed window to rear.

Bedroom 2

17' 4" x 7' 8" (5.28m x 2.34m) Double glazed window to front. Radiator.

Bedroom 3

11' 2" x 8' 5" (3.40m x 2.57m) Double glazed window to front. Radiator.

Bedroom 4

7' 10" x 7' 9" (2.39m x 2.36m) Double glazed window to front. Radiator. Bulk head storage cupboard with hanging rail.

Family Bathroom

Suite comprising panel enclosed bath with Aqualisa shower over with digital control unit and folding glass side screen, low level wc and vanity wash hand basin. Partially tiled walls and tiled flooring. Shaver point. Extractor fan. Chrome heated towel rail.

OUTSIDE

Front Garden

Paved driveway provides off road parking for 2 cars. Laid to artificial lawn with paved pathway to front door. Service light.

Rear Garden

Laid to artificial lawn with paved patio and well stocked flower and shrub borders. Water tap. Service lights. Gated access to front.

Garage

17' 6" x 7' 11" (5.33m x 2.41m) Up & over door with power & light.

PRELIMINARY PROPERTY DETAILS TO BE APPROVED BY THE VENDORS.



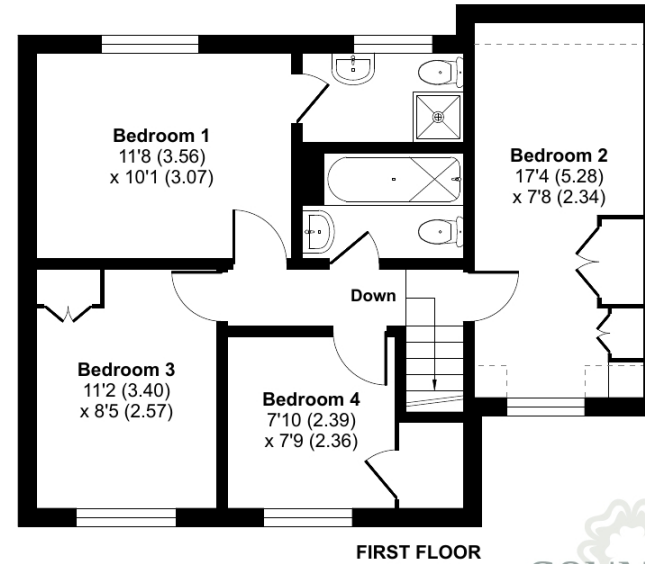
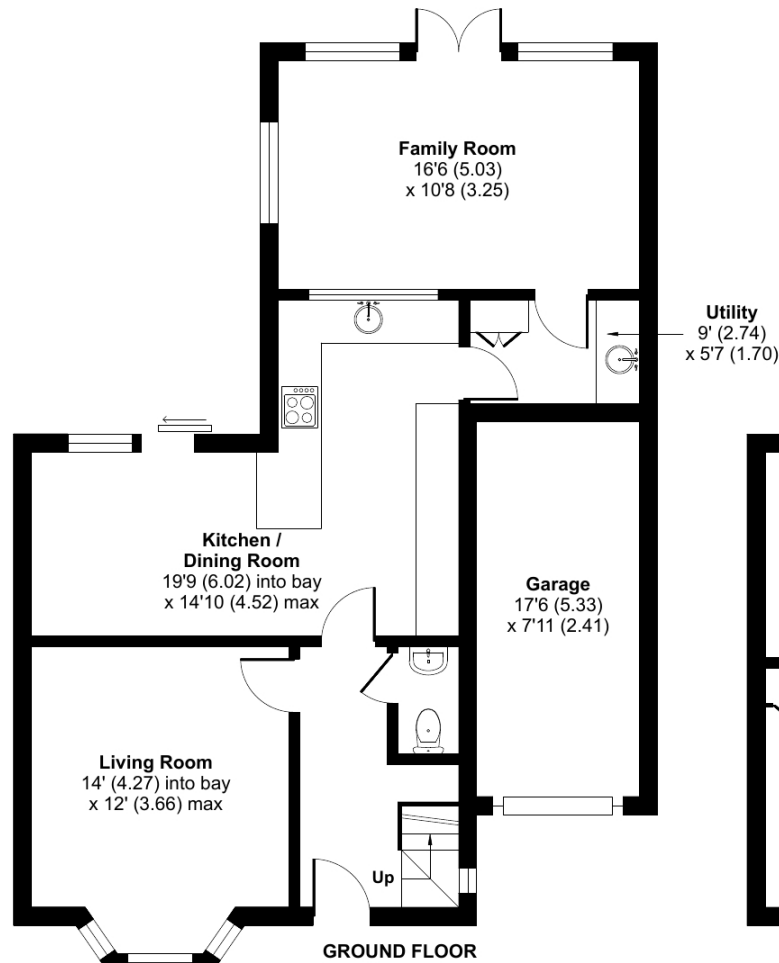
Approximate Area = 1411 sq ft / 131.1 sq m (includes garage)

Limited Use Area(s) = 15 sq ft / 1.4 sq m

Total = 1426 sq ft / 132.5 sq m

For identification only - Not to scale

Denotes restricted
head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) 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		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 882487

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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 valuation, contact the numbers listed on the brochure.

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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