



# 7, Iveldale Drive

Shefford,  
Bedfordshire, SG17 5AD  
Guide price £600,000

country  
properties

Make your mark on this rarely available CHAIN FREE 4/5 bedroom individually designed chalet style home boasting over 2,500 sq ft of spacious, flexible accommodation. Situated in a quiet sought after cul de sac location occupying an enviable corner plot, the property is just a short stroll into the popular market town of Shefford, with amenities and highly regarded local schooling.

- Viewing Strictly by appointment only
- Separate ground floor study/bedroom 5 - perfect for working from home
- Double garage with off road parking in front for 2 cars
- The property has the potential to extend/adapt the current layout subject to the necessary consents
- Open House Sat 3rd Feb 11:30-12:30pm Sunday 4th Feb 14:00-15:00pm Feb
- Situated on a corner plot with a generous garden
- Offered with no upward chain - move straight in!
- Further open house dates to follow



## GROUND FLOOR

### Entrance Hall

Tiled flooring. Doors into cloakroom, utility room and breakfast room.

### Cloakroom

Suite comprising low level wc and wall mounted wash hand basin. Tiled flooring. Obscure double glazed window to rear. Opening to:

### Utility Room

Wall and base units with inset sink unit. Space and plumbing for washing machine. Double glazed window to side. Door into:

### Breakfast Room

10' 2" x 9' 3" (3.10m x 2.82m) Dual aspect room with double glazed windows to side and rear. A range of fitted base units. Door into:

### Kitchen

13' 10" x 11' 11" (4.22m x 3.63m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset stainless steel one & half bowl sink with drainer and mixer tap over. Fitted eye level Neff oven and grill. Inset gas hob with extractor hood over. Integrated dishwasher. Dual aspect double glazed windows to the conservatory and rear garden. Space for fridge/freezer. Tiled flooring. Radiator. Door into:

### Dining Room

19' 2" x 9' 11" (5.84m x 3.02m) Part vaulted ceiling with wood beams. Floor to ceiling window overlooking the decking area and further double glazed window to rear. Brick built bar. Radiator. Cupboard housing hot water cylinder. Door into:

### Inner Hall

Steps up to living room, continuing to the first floor accommodation. Airing cupboard. Feature wood beams. Radiator. Doors into conservatory, bedroom 1, shower room and study/bedroom 5.

### Living Room

17' 0" x 15' 9" (5.18m x 4.80m) Dual aspect with windows to side and front. Radiator. Feature brick chimney breast. Double glazed sliding doors opening onto the decking area.

### Conservatory

21' 2" (max) x 12' 0" (max) (6.45m x 3.66m) Double glazed construction on brick base with glass roof. Electric heater. Door opening to front courtyard garden.

### Shower Room

Suite comprising shower cubicle, vanity wash hand basin and wc. Obscure double glazed window to side.



### Bedroom 1

19' 7" (max) x 14' 0" (max) (5.97m x 4.27m) A range of fitted wardrobes with bedside cabinets. Dual aspect with double glazed windows to side and rear. Radiator. Door into:

### En-Suite Bathroom

Suite comprising pedestal wash hand basin, wc and panel enclosed bath. Heated towel rail. Feature wood beams. Obscure double glazed window to rear.

### Study/Bedroom 5

17' 11" x 9' 10" (5.46m x 3.00m) Two double glazed windows to side. Radiator. A range of fitted wardrobes. Feature wood beams.

## FIRST FLOOR

### Landing

Two velux windows. Doors into bedrooms 2, 3 & 4.

### Bedroom 2

17' 5" (max) x 11' 3" (into bay) (5.31m x 3.43m) Built-in wardrobes. Radiator. Double glazed window to front.

### Bedroom 3

16' 5" (max) x 9' 6" (max) (5.00m x 2.90m) Double glazed window to front. Fitted wardrobes. Radiator.



## Bedroom 4

13' 9" (max) x 12' 5" (into bay) (4.19m x 3.78m)  
Double glazed window to side. Built-in wardrobes. Radiator. Two eaves storage cupboards.

## Shower Room

Three piece suite comprising pedestal wash hand basin, low level wc and separate shower cubicle. Radiator. Partially tiled walls. Velux window to front.

## OUTSIDE

### Front Garden

Block paved driveway leading to double garage. Wrought iron gated access to courtyard garden.

### Courtyard Garden

Wrought iron gated access to the side with further gated access to the side garden. Door into conservatory.

### Rear Garden

Large rear garden laid mainly to lawn with various shrubs/trees. Raised decking area. Storage shed to remain. Gated access to side.

## Side Garden

Paved area with raised brick borders. Greenhouse and timber shed to remain. Paved pathway to:

## Garage

Electric up & over door with power/light connected. Window and personal door to side.

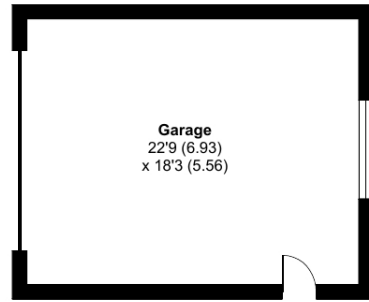
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



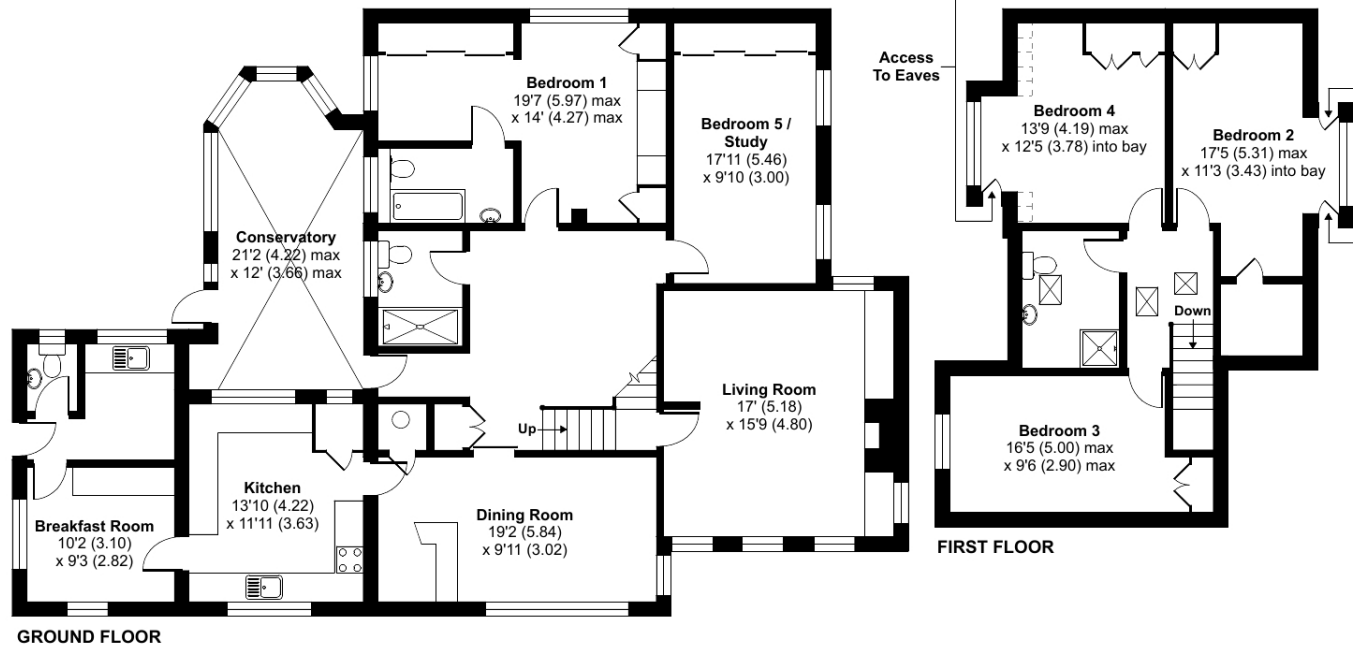


Approximate Area = 2525 sq ft / 234.5 sq m  
 Limited Use Area(s) = 7 sq ft / 0.6 sq m  
 Garage = 418 sq ft / 38.8 sq m  
 Total = 2950 sq ft / 274 sq m

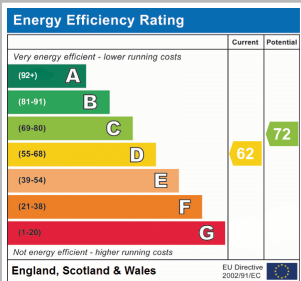
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Country Properties. REF: 1077346



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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