



27, Tippett Drive

Shefford,
Bedfordshire, SG17 5RW
£400,000

COUNTRY PROPERTIES
PART OF HUNTERS

This 3 bedroom detached home with a south facing rear garden is situated on the popular 'Composers' development and offers scope to extend to the side and rear - subject to any necessary consents.

- Offered with no upward chain
- Potential to extend - subject to necessary planning approval
- Southerly aspect rear garden
- Garage and driveway parking
- Riverside walks into Shefford town centre
- A short stroll to the Millennium green

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Radiator. Doors into cloakroom and living room.

Cloakroom

Suite comprising low level flush wc and wash hand basin with tiled splashback. Radiator. Obscure double glazed leaded light window to front.

Lounge Area

14' 3" (max) x 12' 9" (max) (4.34m x 3.89m) Double glazed leaded light window to front. Radiator. Understairs storage cupboard. Coal effect gas fire with timber surround and marble hearth. Archway to:

Dining Area

8' 9" x 8' 0" (2.67m x 2.44m) Radiator. Double glazed french doors opening onto the rear garden. Door into:

Kitchen

8' 9" x 7' 8" (2.67m x 2.34m) A range of wall and base units with rolled edge worksurfaces and tiled splashbacks. Inset stainless steel sink with drainer and mixer tap over. Space for oven and gas hob with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Wall mounted gas boiler. Kickboard heater. Double glazed leaded light window to rear.



FIRST FLOOR

Landing

Access to partially boarded loft space. Airing cupboard housing hot water cylinder with shelving. Doors to all rooms.

Bedroom 1

11' 8" x 8' 6" (3.56m x 2.59m) Double glazed leaded light window to front. Radiator. Fitted double wardrobe.

Bedroom 2

9' 9" (max) x 9' 2" (max) (2.97m x 2.79m) Double glazed leaded light window to rear. Radiator.

Bedroom 3

9' 3" x 7' 4" (2.82m x 2.24m) Double glazed leaded light window to front. Radiator. Bulk head storage cupboard.

Shower Room

Suite comprising shower with soakaway, low level flush wc and pedestal mounted wash hand basin. Fully tiled walls. Extractor fan. Shaver point. Radiator. Obscure double glazed leaded light window to rear.

OUTSIDE

Front Garden

Laid mainly to lawn with driveway providing off road parking.

Rear Garden

Southerly aspect garden laid mainly to lawn with paved patio area and well stocked flower/shrub borders. Service light. Cold water tap. Personal door to garage. Gated access to front.

Garage

Up & over door with power/light connected. Personal door to rear garden.

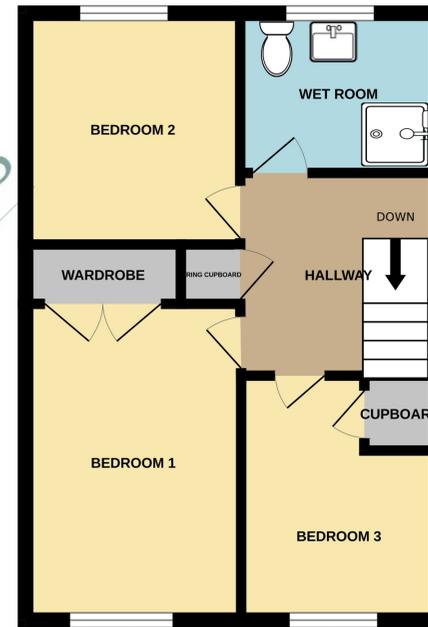
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

TIPPETT DRIVE, SHEFFORD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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