



# Tippett Drive

Shefford  
Bedfordshire, SG17 3RW  
Offers in excess of £450,000

country  
properties

**\*\* MOTIVATED SELLER \*\***Set within the popular 'Composers Development' this 4 bedroom detached home with a south westerly facing rear garden is perfect for a growing family, tucked away in a small cul-de-sac of similar homes and only a short walk to local amenities and highly regarded schooling.

- Tucked away in a small cul de sac of similar homes close to the Millenium Green
- Living room, dining room and kitchen/breakfast room
- Double glazed windows throughout
- Master bedroom with en-suite shower room and fitted wardrobes
- UPVc double glazed conservatory with patio doors opening onto the rear garden
- Partially converted garage providing a useful utility room
- South westerly aspect rear garden
- Close to the Millennium Green with riverside walks into Shefford town centre

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation with under stairs storage cupboard. Radiator. Wood effect flooring. Doors into living room, dining room, kitchen/breakfast room and cloakroom.

### Cloakroom

Suite comprising low level flush wc and wash hand basin with tiled splashback. Alarm control panel. Door into utility room.

### Kitchen/Breakfast Room

15' 6" x 8' 4" (4.72m x 2.54m) A range of wall and base units with 'Silestone' worksurfaces and mosaic style tiled splashbacks. Pull out larder cupboard. Space for 'Rangemaster' gas cooker with extractor hood over. Integrated fridge/freezer. Integrated dishwasher. Stainless steel sink with drainer and swan neck mixer tap over. Radiator. Obscure double glazed window and door opening to the rear garden.

### Utility Room

7' 11" x 7' 1" (2.41m x 2.16m) A range of wall and base units with inset butler sink and mixer tap over. Space and plumbing for washing machine and tumble dryer. Space for upright fridge/freezer. Wall mounted gas boiler. Obscure double glazed window to side.

### Dining Room

13' 4" (max) x 8' 8" (max) (4.06m x 2.64m) Double glazed walk-in bay window to front. Radiator. Wood effect flooring.

### Living Room

15' 2" x 12' 1" (4.62m x 3.68m) Radiator. Feature gas fire with wood surround. Bi-folding doors opening into the conservatory.



## Conservatory

9' 10" x 8' 0" (3.00m x 2.44m) UPVc double glazed construction on brick base with double glazed windows and French doors opening onto the rear garden. Bespoke fitted blinds.

## FIRST FLOOR

### Landing

Access to loft space, with light. Airing cupboard. Doors to all rooms.

### Bedroom 1

15' 1" (max) x 11' 5" (max) (4.60m x 3.48m) Three feature double glazed windows to front. A range of fitted wardrobes with mirrored sliding doors. Radiator. Built-in storage cupboard. Door into:

### En-Suite Shower Room

Suite comprising shower with soakaway, wall mounted wash hand basin and low level flush wc. Radiator. Heated towel rail. Tiled walls. Obscure double glazed window to front.

### Bedroom 2

13' 10" x 8' 7" (4.22m x 2.62m) Double glazed window to rear. Radiator. Fitted double wardrobe.

### Bedroom 3

9' 10" x 8' 4" (3.00m x 2.54m) Double glazed window to rear. Radiator. Fitted double wardrobe.

### Bedroom 4

9' 10" x 6' 10" (3.00m x 2.08m) Double glazed window to rear. Radiator.

## Family Bathroom

Suite comprising low level flush wc, pedestal mounted wash hand basin and bath with shower over. Partially tiled walls and ceramic tiled flooring. Heated towel rail. Obscure double glazed window to side.

## OUTSIDE

### Front Garden

Tarmac driveway and shingled area providing off road parking for two cars. Mature hedging to either side. External power point. Gated access to rear.

### Rear Garden

South westerly facing rear garden laid mainly to lawn with paved patio area and mature flower/shrub borders. Cold water tap. Timber summer house to remain. Paved pathway providing gated access to the front.

### Converted Garage

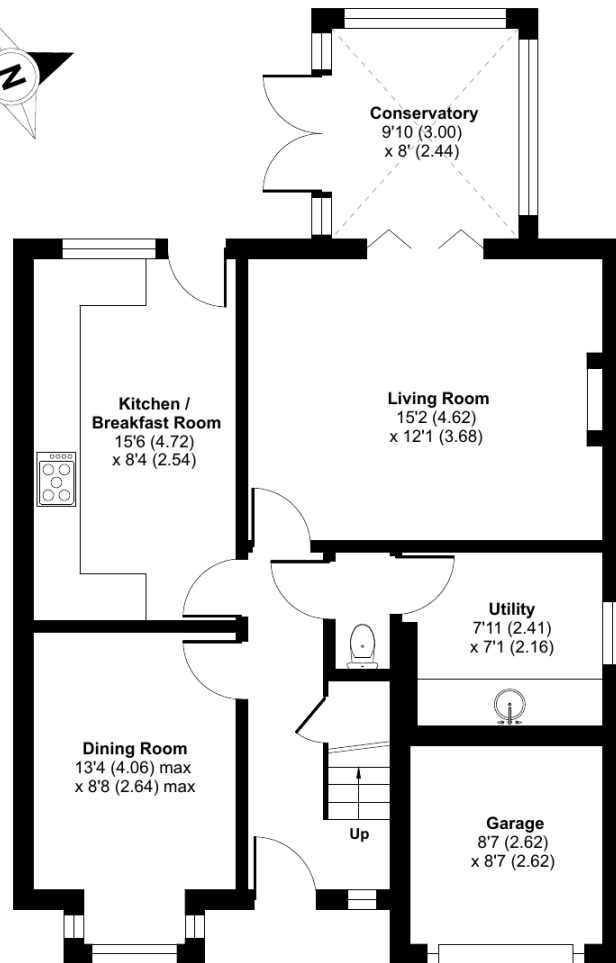
Partially converted providing storage area to the front. Power and light connected.

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

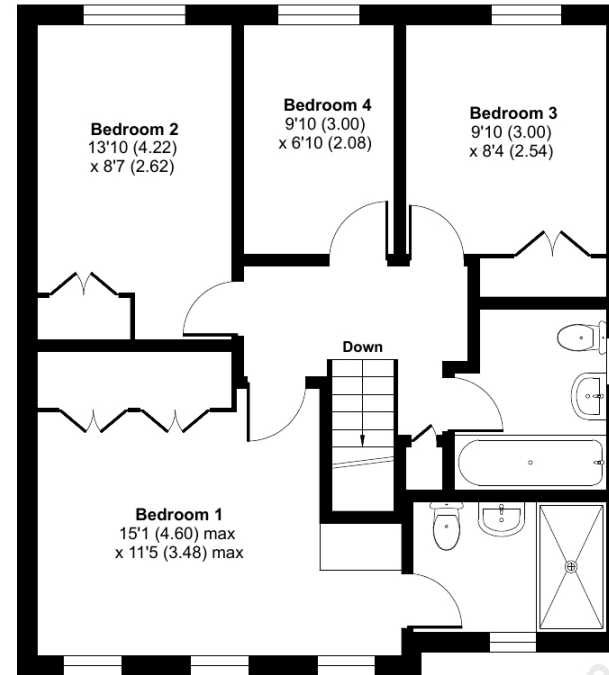


Approximate Area = 1400 sq ft / 130 sq m (includes garage)

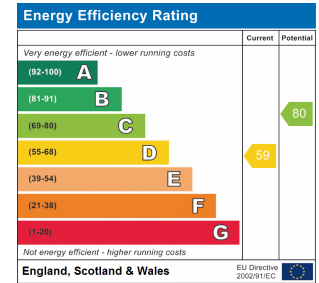
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GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 816781



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Viewing by appointment only

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