



44 Elgar Drive, Shefford, Bedfordshire. SG17 5RZ





## 4 Bedroom Link Detached House £475,000 Freehold

Nestled in one of Shefford's popular areas lies a charming four-bedroom link-detached family home. With a thoughtful layout, it boasts an en-suite bathroom attached to the master bedroom, offering a private sanctuary. The heart of the home is the spacious living/diner, perfect for hosting gatherings and creating cherished family moments. Conveniently, an integral garage provides ample space for storage or parking, adding to the property's practicality.



- Four bedroom detached home
- En-suite to master bedroom
- South facing private garden
- Cul-de-sac
- Double glazed throughout
- Gas central heating
- Good size low maintenance garden
- Garage
- Viewing highly recommended
- Awaiting EPC. Council tax band D

## **Ground Floor:**

### **Entrance:**

Through the front door into the hallway. Stairs to first floor with under stairs storage. Spot lights. Radiator. Tiled floor. Doors to all ground floor rooms.

### **Kitchen:**

Double glazed window to front. Selection of base and wall units with one and a half bowl stainless steel sink with drainer and swan neck taps. Induction hob with under counter oven and grill with extractor above. Integrated fridge/freezer, dishwasher and washing machine. Tiled walls. Tiled flooring.

### **Downstairs Cloakroom:**

Double glazed obscure window to front. Suite comprising vanity sink unit with mixer tap and splashback and low level dual flush WC. Towel Rail. Tiled flooring.

### **Lounge/Diner:**

Sliding French doors out to garden. Gas fireplace with coal effect grate. Radiator. Fully tiled throughout. Door leading into garage/hobby room.

### **Stairs to first floor.**

Fitted carpet.

## **First Floor:**

### **Master Bedroom:**

Double glazed window to rear. Built-in floor to ceiling glass wardrobe. Radiator. Fitted carpet.

### **En-Suite:**

Fully tiled walls with suite comprising shower cubicle with glass screen, low level flush WC and hand wash basin with mixer taps. Spot lights. Radiator. Fitted carpet.

### **Bedroom Two:**

Dual aspect double glazed windows. Radiator. Fitted carpet.

### **Bedroom Three:**

Double glazed window to front. Radiator. Fitted carpet.

### **Bedroom Four:**

Double glazed window to rear. Radiator. Fitted carpet.

### **Family Bathroom:**

Double glazed obscure window to front. Fully tiled walls with suite comprising 'P' shaped bath, shower over bath with shower panel, low level dual flush WC and pedestal sink with mixer taps. Tiled flooring.

**Outside:**

**Front:**

Mainly laid to lawn. Porch. Driveway and integral garage.

**Rear Garden:**

South facing with artificial grass and decked entertainment area. Pathway leading to shed.

**Additional Information:**

**Agents Note:**

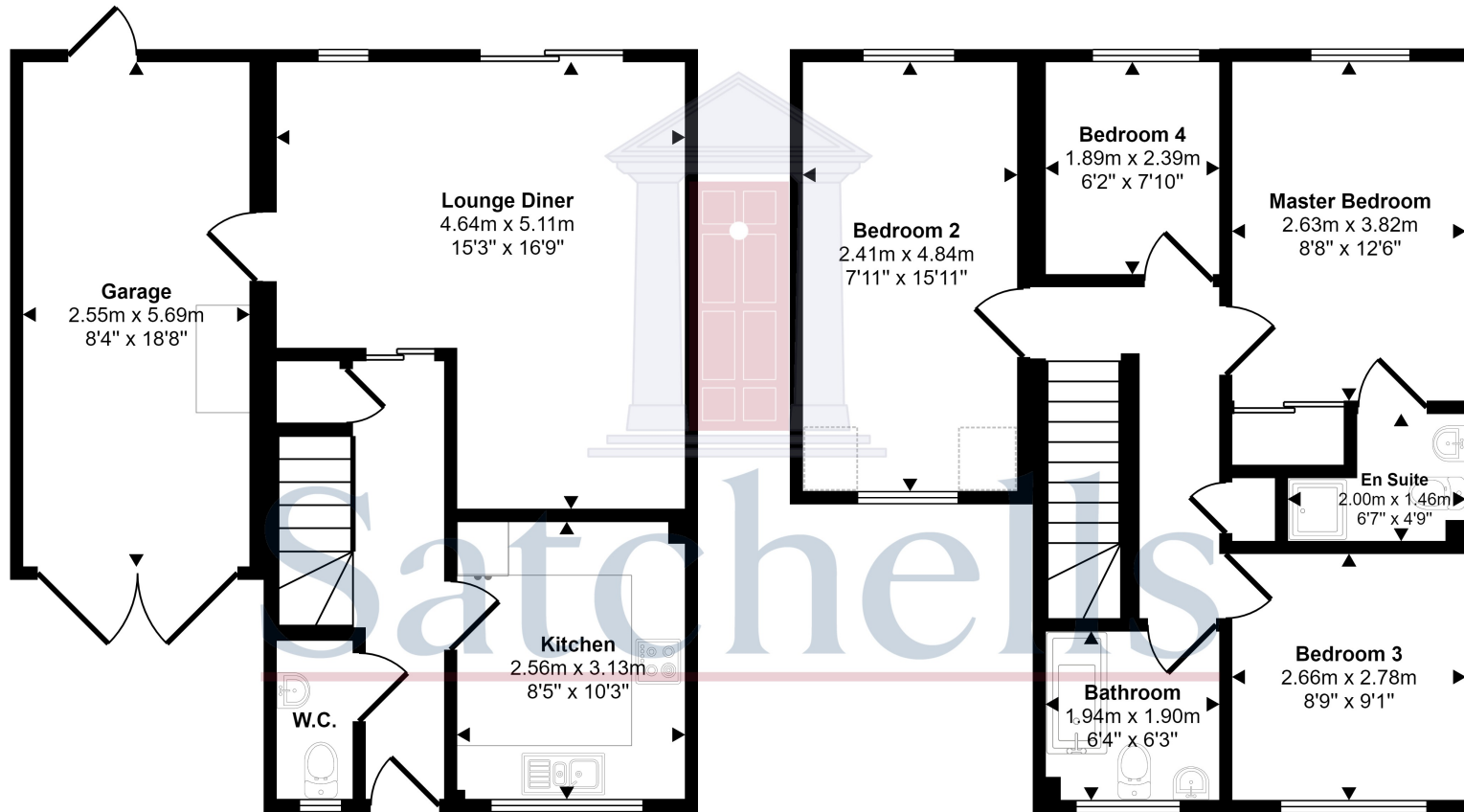
Draft details yet to be approved by the vendor and may be subject to change.






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Approx Gross Internal Area  
108 sq m / 1158 sq ft



Ground Floor  
Approx 55 sq m / 592 sq ft

First Floor  
Approx 53 sq m / 566 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.