



8, Purcell Way

Shefford,
Bedfordshire, SG17 5RY
O.I.E.O £650,000

country
properties

The perfect family home extending to 1,807 sq ft, this substantial five-bedroom detached house offers versatile reception space, a dedicated home office, two en-suite bedrooms, a double garage and a superb family-friendly location with picturesque riverside walks into town via the Millennium Green.

- Stylish re fitted Kitchen with integrated appliances & useful Utility room
- Master and bedroom 2 both with en suites and fitted wardrobes
- A range of reception rooms perfectly suited to modern family life, offering space to relax, entertain and work from home.
- Private enclosed rear garden with conifer screening to rear
- Generous double garage featuring insulated remote-controlled doors, together with power and lighting.
- Garden room with a fully insulated timber-framed roof, creating a comfortable space for year-round use



GROUND FLOOR

Entrance Hall

Stairs raising to first floor. Radiator enclosed in decorative cover. Under stairs storage cupboard. Alarm control panel. Worcester 'Wave' wall mounted heating control. Doors to Living room/Cloakroom & Kitchen/Breakfast room.

Cloakroom

Low level WC. Vanity wash handbasin. Tiled splashbacks. Wood effect flooring. Extractor fan.

Living Room

18' 2" x 11' 5" (5.54m x 3.48m) Double glazed walk in bay window to front. Radiator. Contemporary feature gas fireplace with stone surround & hearth. Three wall lights. Obscure multi pane double doors into Dining room.

Dining Room

11' 5" x 9' 2" (3.48m x 2.79m) Radiator. Double glazed patio doors into Garden room.

Garden Room

11' 9" x 8' 0" (3.58m x 2.44m) UPVC double glazed on brick base with insulated timber-frame roof with double glazed double doors onto rear garden. Electrical vertical radiator (Controllable via your smart phone). Wood effect flooring.

Kitchen/Breakfast Room

23' 4" x 9' 5" (7.11m x 2.87m) A range of wall & base units with roll top worksurfaces over & high gloss brick splashbacks. Eye level built in oven & grill. Built in 5 ring gas hob with stainless steel splashback & stainless steel extractor hood over. Inset stainless steel one-and-a-half bowl sink and drainer unit with swan-neck mixer tap incorporating Brita filter. Integrated fridge freezer. Integrated dishwasher. Radiator. Wood effect flooring. Multi pane double glazed window to rear. Obscure multi pane door into Utility room. Multi pane double glazed double doors onto rear garden.

Utility Room

8' 4" x 6' 8" (2.54m x 2.03m) A range of wall & base units with roll top worksurfaces over. High gloss brick splashbacks. Inset stainless steel sink & drainer unit with swan neck mixer tap over. Space & plumbing for washing machine. Space for tumble dryer. Radiator. Door into Study & door into double garage.

Study

8' 0" x 7' 6" (2.44m x 2.29m) Multi pane double glazed window to side. Radiator.



FIRST FLOOR

Landing

Doors into all rooms. Loft access. Radiator. Airing cupboard housing hot water tank & shelving.

Bedroom 1

13' 6" x 11' 5" (4.11m x 3.48m) Multi pane double glazed window to front. Radiator. Fitted wardrobes. Chest of drawers. Bedside tables (to remain). Door leading to En suite

En Suite

Suite comprising shower cubicle. Vanity wash hand basin. Low level WC. Fitted wall cabinet. Chrome heated towel rail. Obscure double glazed window to front. Ceramic tiled flooring.

Bedroom Two

23' 11" x 7' 11" (7.29m x 2.41m) Multi pane double glazed window to front. Radiator. Fitted wardrobes, dressing table, chest of drawers (to remain). Radiator. Obscure double glazed window to side. Door to En suite

En-suite Bathroom

Comprising panel enclosed bath with main shower over & folding glass side screen. Pedestal wash hand basin. Low level WC. Chrome heated towel rail. Wood effect flooring. Extractor fan. Obscure double glazed window to rear.



Bedroom Three

11' 7" x 11' 7" (3.53m x 3.53m) Multi pane double glazed window to rear. Radiator.

Bedroom Four

18' 3" x 8' 0" (5.56m x 2.44m) Multi pane double glazed window to front. Radiator. Fitted wardrobes (to remain).

Bedroom Five

9' 3" x 8' 0" (2.82m x 2.44m) Multi pane double glazed window to rear. Radiator.

Family Bathroom

Four piece suite comprising: Panel enclosed bath, shower cubicle, pedestal wash hand basin, low level WC. Tiled splashbacks. Extractor fan. Chrome heated towel rail. Obscure double glazed window to rear. Wood effect flooring.

OUTSIDE

Front Garden

Paved driveway providing off road parking for 3 cars. Laid mainly to lawn with flower & shrub borders. Laurel hedge to front.

Rear Garden

Decked patio area. Paved pathway leading to garden shed/greenhouse (to remain). Laid mainly to lawn with flower & shrub borders. Conifer screening to rear. Water tap. Lean to/ timber shed to side (to remain) Outside power points. Gated access to front.

Double Garage

17' 8" x 16' 9" (5.38m x 5.11m) Two insulated remote controlled up & over doors. Wall units (to remain). Wall mounted Worcester Bosch boiler. Power & Light.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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





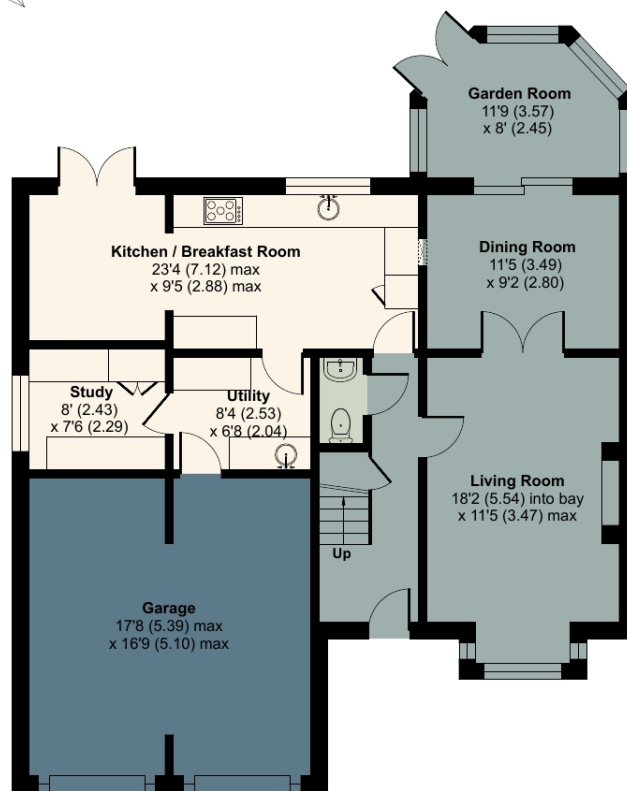


Approximate Area = 1807 sq ft / 167.8 sq m

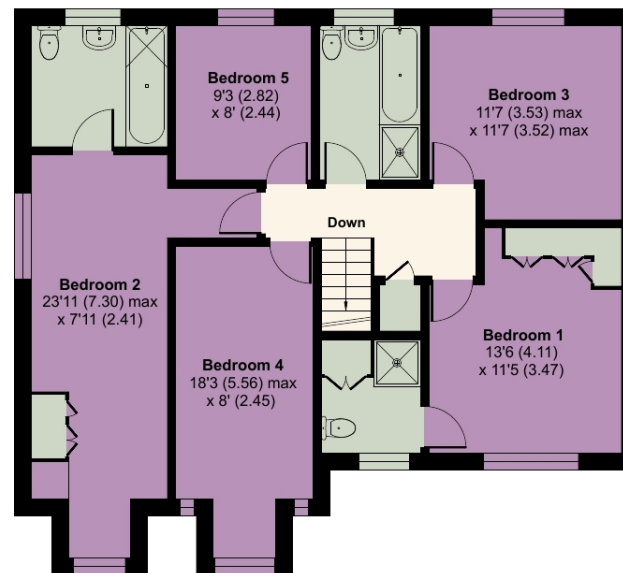
Garage = 296 sq ft / 27.4 sq m

Total = 2103 sq ft / 195.2 sq m

For identification only - Not to scale



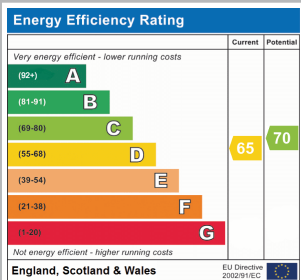
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Country Properties. REF: 1469879



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Viewing by appointment only

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