



11, Purcell way

Shefford, Bedfordshire,
SG17 5RY
£475,000

country
properties

Ideal for family living this 4 bedroom detached home set in the family favourite 'Composers Development' is within walking distance of Millennium Green and well regarded local schools. The property benefits from, two reception rooms, cloakroom and en suite to the main bedroom. ** OFFERED WITH NO UPWARD CHAIN **

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- Master bedroom with feature arch window, built in wardrobe and ensuite
- Riverside walks via the Millennium green into Shefford town centre
- Single garage with power and light and paved driveway providing side by side parking for 2 cars
- Walking distance to well regarded Samuel Whitbread Academy
- Private enclosed rear garden

Ground Floor

Entrance Hall

Stairs raising to first floor. Under stairs storage cupboard. Doors to Dining Room/Cloakroom, Kitchen & Living Room

Cloakroom

Low level WC. Wash hand basin with tiled splashback. Extractor fan.

Dining Room

13' 7" x 8' 10" (4.14m x 2.69m) Double glazed walk in bay window to front. Radiator.

Living Room

15' 2" x 14' 5" (4.62m x 4.39m) Double glazed walk in bay windows incorporating double glazed double doors opening onto rear garden. Radiator.

Kitchen

15' 6" x 8' 9" (4.72m x 2.67m) A range of wall & base units with roll edge worksurfaces over. Inset one and a half stainless steel sink & drainer unit with swan neck mixer tap over. Space for Range cooker with stainless steel splashback & extractor hood over. Space for American style fridge freezer. Space & plumbing for washing machine. Integrated dishwasher. Tiled splashbacks. Radiator. Double glazed window to rear. Double glazed door onto rear garden.

First Floor

Landing

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



Bedroom 1

15' 1" x 12' 3" (4.60m x 3.73m) Two double glazed windows to front & glazed feature arch window to front. Built in wardrobes with sliding doors. Radiator. Door leading to

En suite

Suite comprising panel enclosed bath with main shower over & glass side screen. Pedestal wash hand basin. Low level WC. Tiled splashbacks. Obscure double glazed window to front. Shaver point. Extractor fan.

Bedroom 2

14' 11" x 8' 7" (4.55m x 2.62m) Double glazed window to rear. Radiator. Built in double wardrobe.

Bedroom 3

10' 0" x 8' 9" (3.05m x 2.67m) Double glazed window to rear. Radiator. Built in double wardrobe.

Bedroom 4

10' 0" x 6' 9" (3.05m x 2.06m) Double glazed window to rear. Radiator.

Bathroom

Suite comprising: panel enclosed bath with main shower over. Pedestal wash hand basin. Low level WC. Tiled splashbacks. Radiator. Extractor fan. Obscure double glazed window to side.

Outside

Front Garden

Paved driveway providing off road parking for 2 cars. Laid mainly to lawn. Storm porch with service light.

Rear Garden

Paved patio area with canopy over. Raised deck patio area. Laid mainly to lawn with raised well stocked flower & shrub borders with brick retaining wall. Water tap. Power points. Gated access to front.

Garage

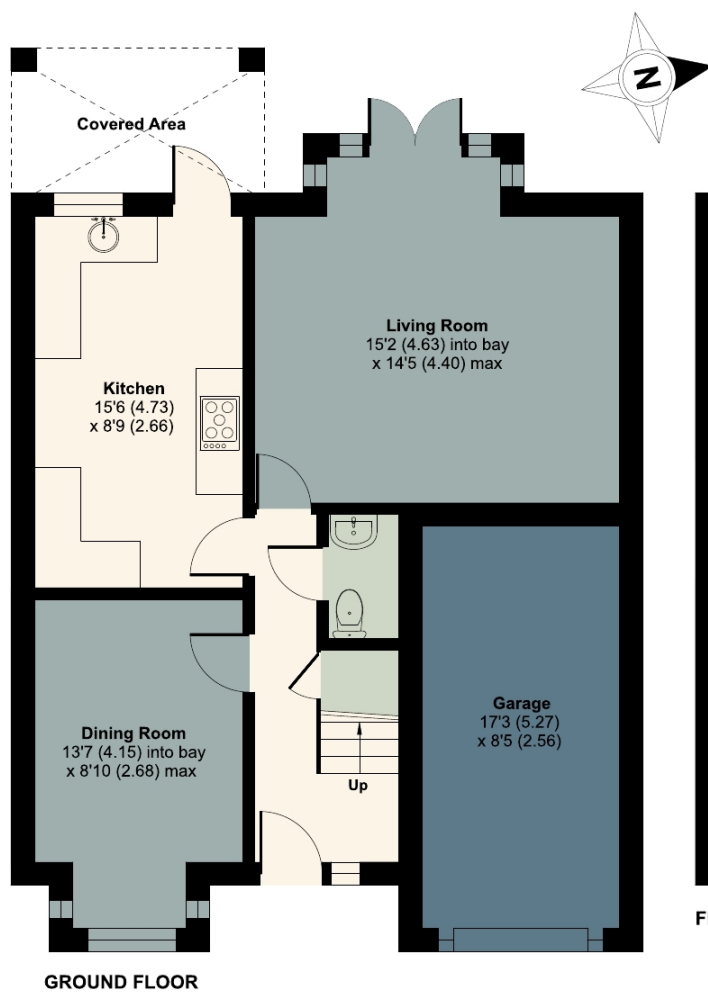
17' 3" x 8' 5" (5.26m x 2.57m) Single garage with up & over door. Wall mounted gas boiler. Power & light.

Agents Note

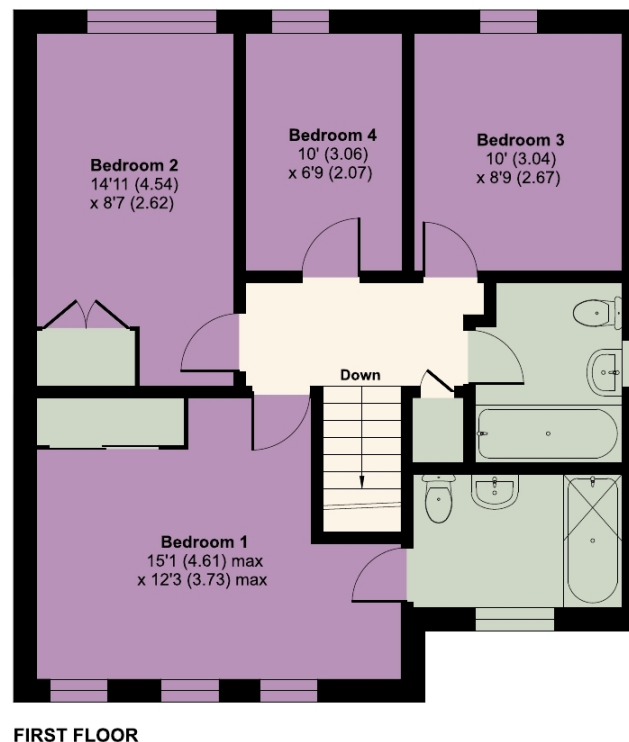
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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





Approximate Area = 1208 sq ft / 112.2 sq m (excludes covered area)
 Garage = 141 sq ft / 13 sq m
 Total = 1349 sq ft / 125.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		56
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2026. Produced for Country Properties. REF: 1469882



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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