



1, Churchill Way

Shefford,
Bedfordshire, SG17 5UB
O.I.E.O £525,000

country
properties

Occupying a tucked-away position at the end of a quiet cul-de-sac, this substantial five-bedroom detached family home has been thoughtfully extended to provide over 1,600 sq ft of flexible living accommodation.

Featuring a superb open-plan kitchen/family room, five well-proportioned bedrooms, a garage and the added benefit of no upward chain, this is an ideal home for growing families seeking generous and versatile living space in a desirable residential setting."

- **OFFERED WITH NO UPWARD CHAIN**
- Five well-proportioned bedrooms to the first floor, including a dressing room providing flexibility for a variety of family requirements.
- Conveniently located for local schools, everyday amenities and transport links, making this an excellent long-term family home
- Superb 25 ft open-plan kitchen, breakfast and family room with bi-fold doors onto the rear garden creating the perfect hub for modern day living and entertaining.
- Master bedroom with built in wardrobes and en suite shower room
- Manageable private enclosed South facing rear garden and driveway parking for 3x cars



Ground Floor

Entrance Hall

Wood effect flooring. Radiator. Stairs raising to first floor. Door to Living Room

Living Room

13' 6" x 13' 5" (4.11m x 4.09m) Double glazed window to front. Radiator. Coal effect gas fire with timber surround & marble hearth. Obscure double glazed window to side. Understairs storage cupboard. Multi pane double doors into Kitchen/Dining/Family room.

Kitchen/Breakfast Room

25' 5" x 10' 11" (7.75m x 3.33m) A range of wall & base units with granite worksurfaces over & granite splashbacks. Inset one and a half stainless steel sink unit with swan neck mixer tap over. Space for gas Range cooker. Integrated dishwasher. Central island with granite worktop over incorporating pan drawers, cupboard units & breakfast bar. Tiled flooring. Two double glazed windows to rear.

Family/Dining Room

20' 4" x 9' 3" (6.20m x 2.82m) Wood effect flooring. Two radiators. Double glazed bi-fold doors onto rear garden. Space for fridge freezer. Door to Utility room. Obscure double glazed window to side.

Utility Room

5' 1" x 4' 11" (1.55m x 1.50m) Wall units. Worktop with space & plumbing for washing machine. Space for tumble dryer. Wood effect flooring. Double glazed door to side provides access to front & rear aspect. Door to Cloakroom

Cloakroom

Low level WC, vanity wash hand basin. Wood effect flooring. Tiled splashbacks. Radiator. Obscure double glazed window to side.

First Floor

Landing

Loft access. Airing cupboard housing hot water tank. Door into all rooms.



Bedroom 1

11' 5" x 10' 6" (3.48m x 3.20m) Double glazed window to front. Radiator. Built in wardrobes & overhead storage with dressing table. Door leading to En-suite

En suite

Suite comprising: shower cubicle, low level WC, vanity wash hand basin. Wood effect flooring. Extractor fan. Radiator. Obscure double glazed window to front.

Dressing Area

Space for wardrobe, Dressing area furniture. Door into bathroom & bedroom 2

Bedroom 2

10' 10" x 9' 7" (3.30m x 2.92m) Double glazed window to rear. Radiator. Loft access

Bathroom

Four piece bathroom suite comprising: Panel enclosed corner bath, double shower cubicle, vanity wash hand basin, WC. Wood effect flooring. Chrome heated towel rail. Fully tiled walls. Obscure double glazed window to rear.



Bedroom 3

11' 2" x 10' 1" (3.40m x 3.07m) Double glazed window to side. Built in wardrobes with overhead storage & dressing table. Radiator.

Bedroom 4

14' 5" x 8' 2" (4.39m x 2.49m) into bay Dual aspect double glazed window to front & side. Radiator. Built in wardrobes.

Bedroom 5

8' 8" x 8' 8" (2.64m x 2.64m) Double glazed window to rear. Built in wardrobes & dressing table. Radiator.

Outside

Front Garden

Storm porch. Paved pathway provides off road parking for 2-3 cars.

Rear Garden

South facing garden with paved patio area. Steps up to lawn area with flower & shrub borders. Power points. Water tap. Timber shed. Private gated access to front.

Garage

17' 6" x 8' 4" (5.33m x 2.54m) Up & over door. Fitted with 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





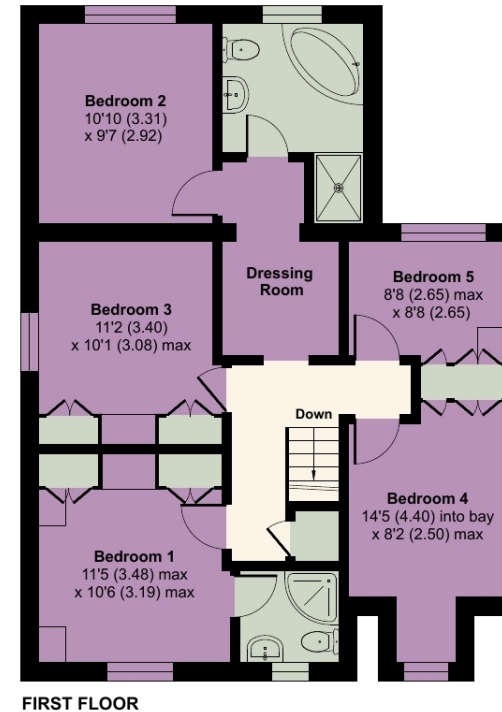
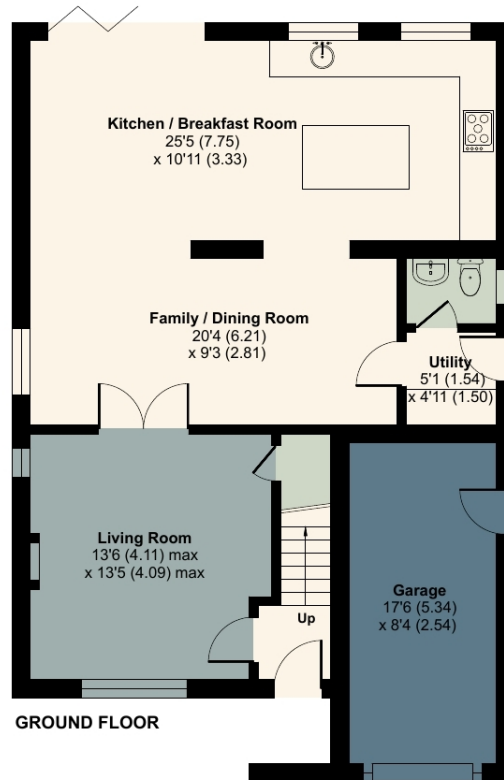


Approximate Area = 1542 sq ft / 143.2 sq m

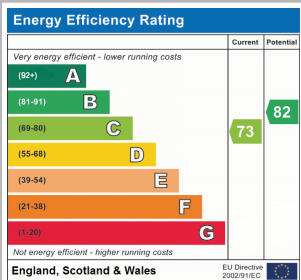
Garage = 141 sq ft / 13 sq m

Total = 1683 sq ft / 156.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Country Properties. REF: 1480505



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Viewing by appointment only

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