



44, Ivel Road

Shefford,
Bedfordshire, SG17 5LB
O.I.E.O £325,000

country
properties

A beautifully presented two double bedroom character cottage, thoughtfully and sympathetically updated by the current owner to combine period charm with contemporary living. Retaining an abundance of original character, the property further benefits from a separate annexe, ideal for a home office, guest accommodation, or studio, together with a generous and well-established rear garden. An internal viewing is highly recommended to fully appreciate all that this delightful home has to offer.

- Beautifully presented two double bedroom character cottage
- Separate annexe offering flexible use (guest space, home office, studio, etc.)
- Re-fitted stylish modern kitchen
- Upstairs bathroom
- Two double bedrooms
- Generous, mature rear garden with various plants & shrubs in excess of 150ft

Ground Floor

Entrance Porch

Double glazed Georgian window to front. Victorian style flooring. Part glazed door into Living/Kitchen/Diner

Living/Kitchen/Dining Room

20' 5" x 11' 4" (6.22m x 3.45m) Ceramic tiled wood effect flooring. Two radiators. Feature brick fireplace. Double glazed Georgian window to front. Stairs rising to first floor accommodation. Door into under stair storage cupboard.

Kitchen

10' 10" x 7' 8" (3.30m x 2.34m) Double glazed stable door entering to rear courtyard. Double glazed window to rear. Refitted with a range of eye & base level units with solid wood worksurfaces over. Eye level double oven & grill, four ring gas hob with stainless steel extractor. Integrated dishwasher. Integrated fridge freezer.

First Floor

Landing

Loft access: boarded fitted with ladder & light. Over stairs storage cupboard/airing cupboard. Exposed wooden flooring. Doors to all bedrooms & bathroom.

Bedroom 1

11' 5" x 10' 7" (3.48m x 3.23m) Double glazed Georgian bar window to front. Radiator. A range of built in wardrobes.

Bedroom 2

9' 5" x 5' 2" (2.87m x 1.57m) Radiator. Open plan to Dressing area

Dressing Area

7' 1" x 4' 8" (2.16m x 1.42m) Double glazed window overlooking rear garden.

Bathroom

Victorian style tiled flooring. Three piece suite comprising: claw foot freestanding bath with shower attachment & rainfall shower over. WC. Wash handbasin with vanity over. Heated towel rail. Obscure double glazed window to rear.

Outside

Rear Garden

Paved courtyard area with doors leading into Annexe.



Annexe

Open plan Kitchenette/Dining/Living/Bedroom.

Door from courtyard leading to the Utility room & Kitchenette with French doors leading to the Living/Bedroom area.

7' 2" x 6' 4" (2.18m x 1.93m) Kitchenette: Stone tiled flooring. Electric heating. Electric shower pump. A range of base & eye level units with complementary work surfaces over. Butler sink with mixer tap over. Space for under counter fridge. Space for under counter freezer. Door leading to Shower room. Half glazed door leading to Kitchenette from the courtyard.

Shower Room: Stone effect flooring. Three piece suite comprising: double shower, pedestal wash hand basin, WC. Heated towel rail.

10' 8" x 9' 7" (3.25m x 2.92m) Living/Bedroom: Ceramic wood effect tiling. French doors with wing windows leading out to decked area/rear garden.

5' 6" x 5' 0" (1.68m x 1.52m) Utility Room: Space & plumbing for washing machine/tumble dryer. Solid door from courtyard leading to utility room.

Rear Garden

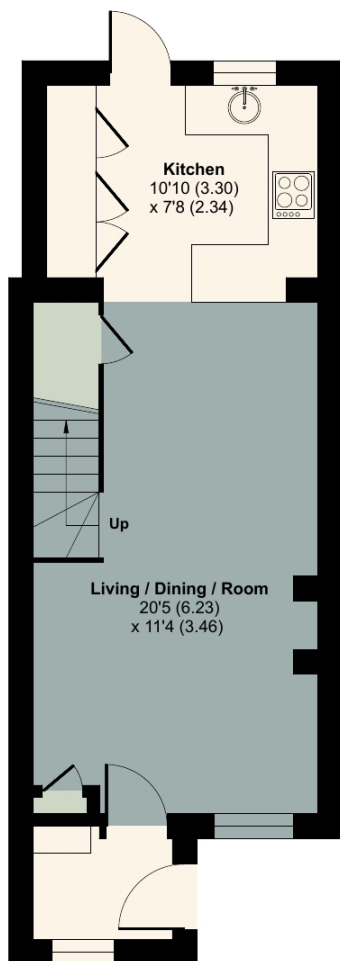
Raised decking area with steps leading down to rear garden in excess of 150ft in length. Gravel pathway leading to further paved seating area with mature flower beds & cottage style planting & trees. Archway leading to raised vegetable beds. Large wooden storage shed.

Agents Note

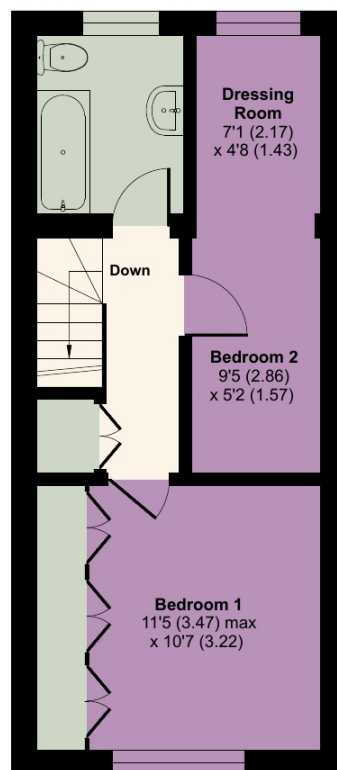
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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

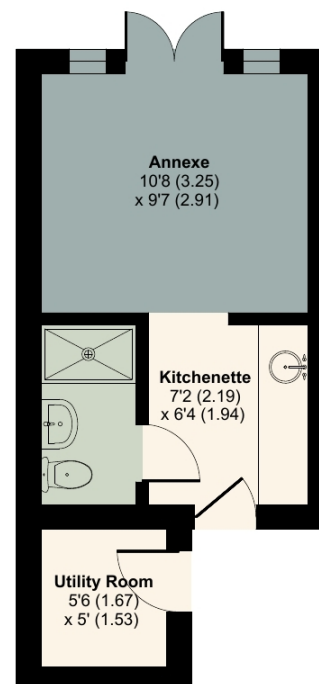




GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Approximate Area = 678 sq ft / 62.9 sq m
Outbuildings = 211 sq ft / 19.6 sq m
Total = 889 sq ft / 82.5 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	89
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	75
(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). © nchecon 2026. Produced for Country Properties. REF: 1476998



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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