country properties

Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk



81a, Ampthill Road

Shefford,
Bedfordshire, SG17 5AZ
£525,000

Offered to the market CHAIN FREE, this well-proportioned three-bedroom detached bungalow provides spacious and flexible accommodation throughout. The property boffers excellent potential to adapt or extend the current layout (subject to the necessary permissions). Conveniently located just a short stroll from the heart of Shefford, with easy access to the town's range of shops, amenities and bus links.

- Well presented - just move in !
- Bedroom One to the rear of the property with french doors opening onto the rear garden
- CHAIN FREE - A MUST VIEW !
- A short stroll to the High Street, Post Office, Morrisons, Dr's, Dentist, Community Centre and local bus links
- Split level light and airy Living Room and Dining Room
- Driveway providing ample off road parking leading to single garage
- Family Bathroom & Separate Cloakroom
- A short drive to near by Arlesey providing rail links into the city

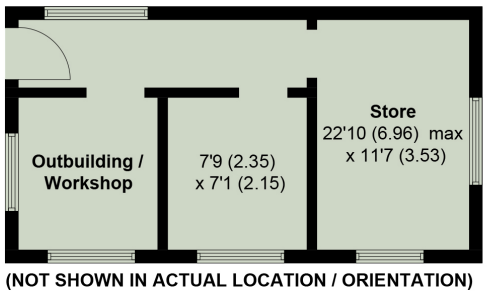




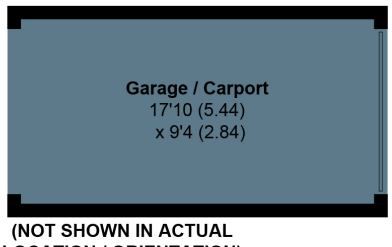


Floor Plans

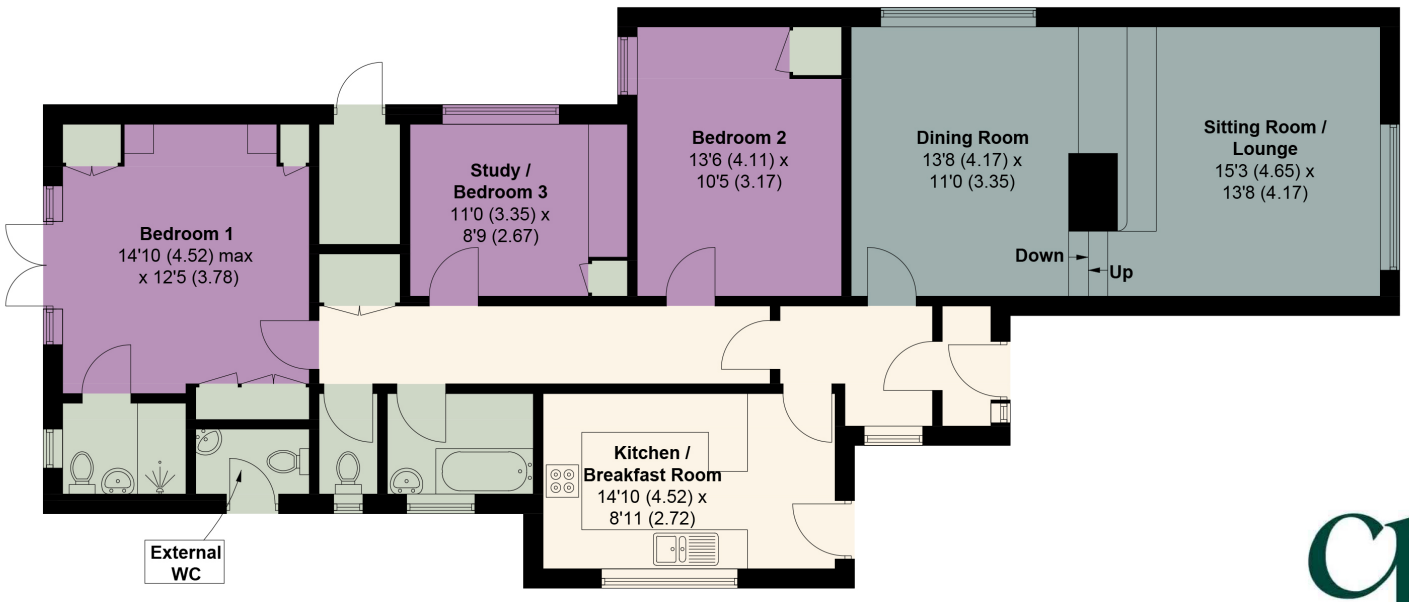
Approximate Area = 112.2 sq m / 1,208 sq ft
Outbuildings / External WC = 29.0 sq m / 312 sq ft
Total = 141.2 sq m / 1,520 sq ft
(Excluding Garage / Carport)

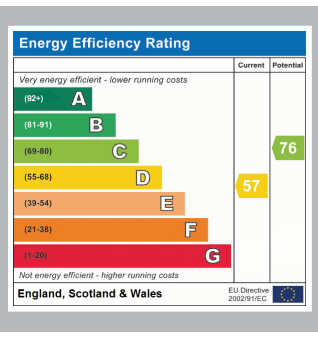


(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

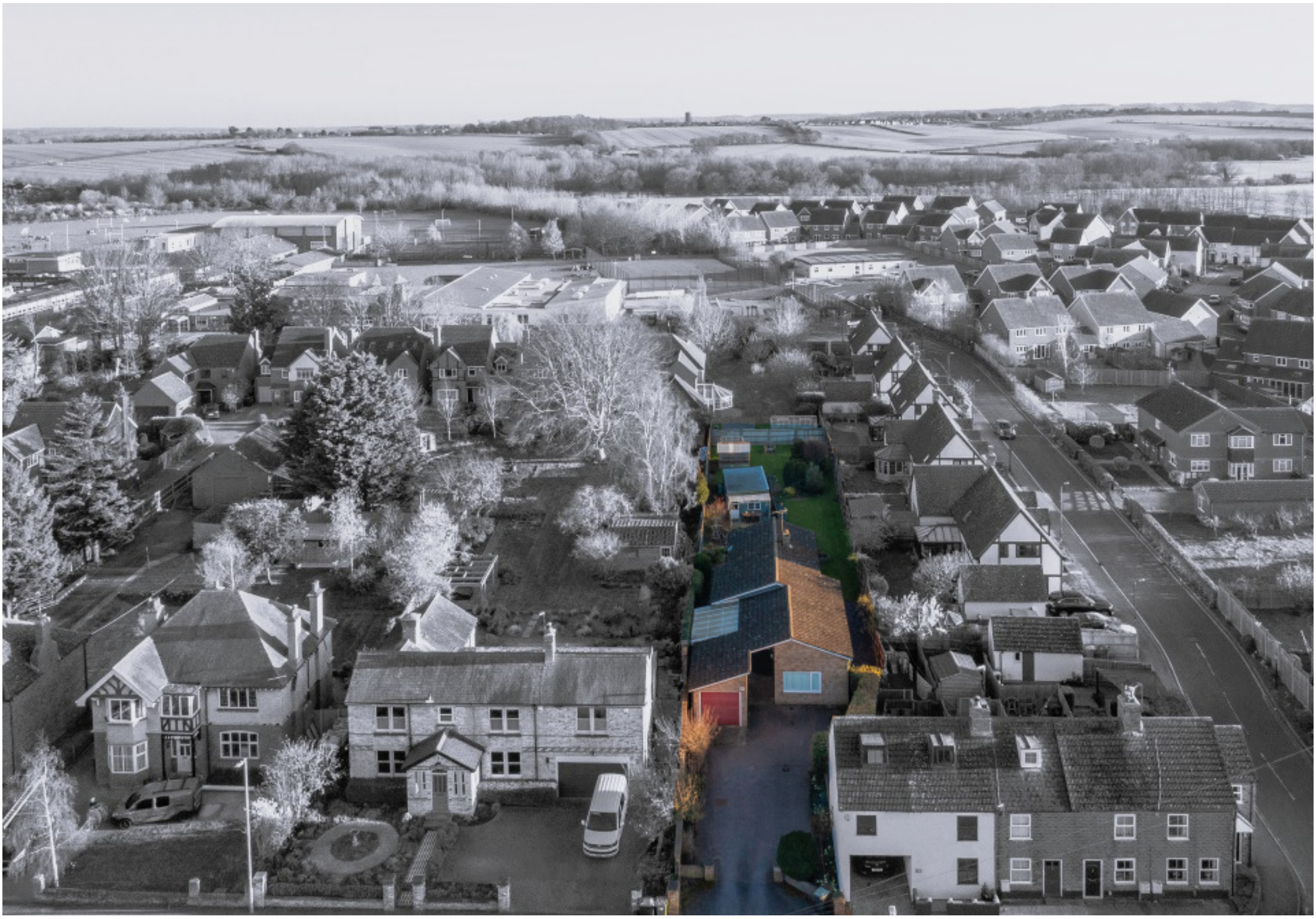


(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)





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.



Ground Floor

Entrance Porch

Glazed door leading into Entrance Hall.

Entrance Hallway

Obscure double glazed window to side. Door into living/dining room. Door into kitchen/breakfast room. Part glazed door into Inner hallway. Door into Bedroom 1, Bedroom 2 & Bedroom 3/Study. Door into cloakroom & family bathroom.

Hallway Inner Lobby

Shelved double airing cupboard with hot water cylinder.

Cloakroom

Obscure double glazed window to side. WC. Radiator. Part tiled walls.

Kitchen/Breakfast Room

14' 10" x 8' 11" (4.52m x 2.72m) Double glazed window to side fitted with electrically operated roller blind. A range of wall & base level units with complementary work surfaces over. Electric eye level double oven. Four ring gas hob with integrated extractor. Space for washing machine. Space for dishwasher. Breakfast bar area. Radiator. Obscure part glazed door leading to front. Obscure full height part glazed window to front.

Dining Room

13' 8" x 11' 0" (4.17m x 3.35m) Double glazed window to side fitted with wooden shutters. Obscure double glazed window to side. Radiator. Flame feature gas fire with tiled hearth. Steps down into lounge.

Lounge

15' 3" x 13' 8" (4.65m x 4.17m) Double glazed window to front fitted with wooden shutters. Vertical radiator.







Bedroom 1

14' 10" x 12' 5" (4.52m x 3.78m) A range of fitted furniture and built in wardrobes. French doors with side wing windows leading out onto rear garden. Door into En-suite.

En-suite

Three piece suite comprising separate shower cubicle with shower over. Fully tiled walls. Wash hand basin with vanity under, WC. Heated towel rail. Obscure double glazed window to rear.

Bedroom 2

13' 6" x 10' 5" (4.11m x 3.17m) Double glazed window to side. Radiator. Fitted with a range of study furniture (to remain).

Bedroom 3/Study

11' 0" x 8' 9" (3.35m x 2.67m) Full length double glazed window to side. Radiator. Fitted with a range of study furniture (to remain).

Family Bathroom

Two piece suite comprising: panel enclosed bath, fitted with wall mounted shower & telephone style taps. Radiator. Obscure double glazed window to side.





Outside

Rear Garden

Sunny enclosed south facing garden. Large patio area mainly laid to lawn with various shrub & tree borders. Pathway leading to side of property. Door into boiler room housing gas boiler. Steps leading to a further raised area mainly laid to lawn. Steps leading to a further raised area laid mainly to lawn. Low maintenance slate terrace area, pathway providing gated access to front.

External WC
Wall mounted wash hand basin. Radiator.

Large Wooden Outbuilding Store

With covered pergola & further patio seating area.

Front Garden

Driveway providing off road parking for several cars. Pathway to front door & steps leading up to kitchen.

Garage

17' 10" x 9' 4" (5.44m x 2.84m) Single garage with electric up & over door. Power & light.

Outbuilding/Store

With covered pergola & further patio seating area. Windows to side, rear & front.

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





