



3 Overlord Close

Shefford, Bedfordshire, SG17 5UT

Gavin Mills





3 Overlord Close

Guide Price £425,000

A beautifully presented, three-bedroom detached home, situated in a popular, cul-de-sac location in Sheffield.

The property has been subject to many recent improvements by the present vendors including a newly refitted kitchen/breakfast room and landscaped rear garden.

Ground Floor Accommodation

The entrance hall has access to the WC and stairs rising to the first floor, with a glass balustrade and built-in storage below. The dining room has a feature fireplace with an inset electric fire and a bay window to the front aspect with a fitted window seat and storage. An open arch leads into the sitting room that has sliding glazed doors opening out to the rear garden.

The newly refitted kitchen/breakfast room comprises a range of fitted wall and base-level units with marble worktops over and an inset one and a half bowl sink with a Quooker boiling tap over. Integrated appliances include a gas hob, an electric oven and microwave, a fridge/freezer, a washing machine, and a dishwasher.

First Floor Accommodation

The master bedroom has built-in wardrobes and an en-suite shower room. There are two further bedrooms and a family bathroom which comprises an inset bath with a shower over, a WC, a wash basin, and a heated towel rail.

Outside

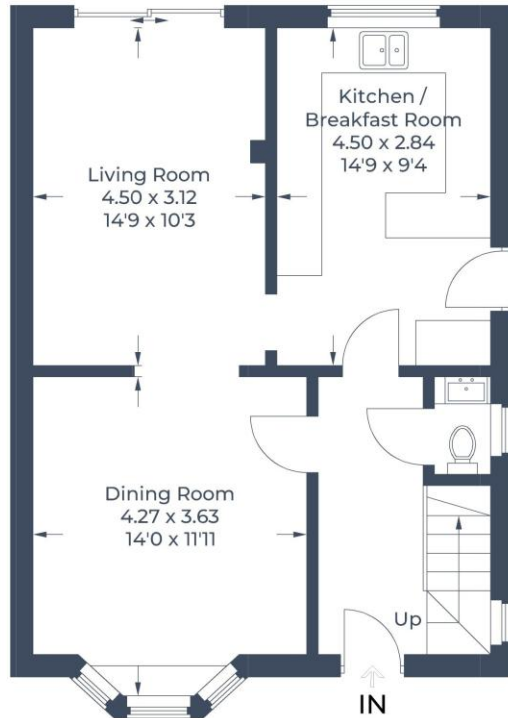
To the front, there is a low maintenance front garden. To the side, there is a driveway for two cars ahead of the single garage and gated side access to the rear garden.

The rear garden, which has been recently landscaped, is laid to paved patio seating areas with a Pergola and a greenhouse.

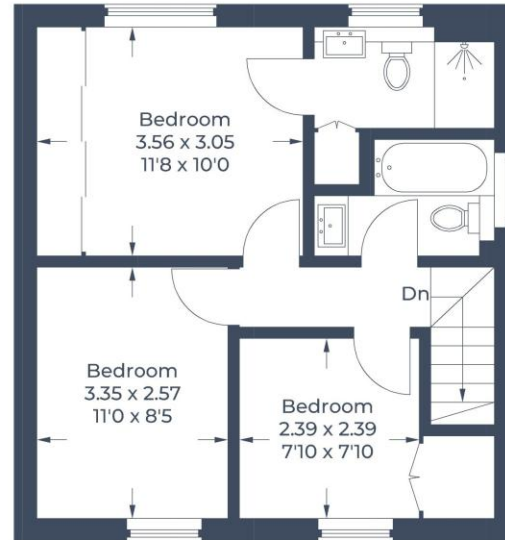


Call Gavin Mills to arrange a viewing on **07971 807 341**

Approximate Gross Internal Area
 Ground Floor = 52.3 sq m / 563 sq ft
 First Floor = 39.9 sq m / 429 sq ft
 Garage = 13.2 sq m / 142 sq ft
 Total = 105.4 sq m / 1,134 sq ft

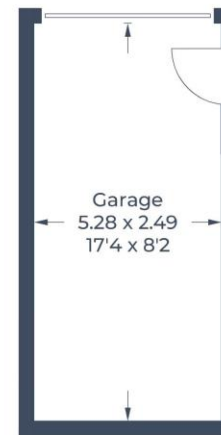


Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing Produced for EXP



(Not Shown In Actual
 Location / Orientation)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tel: 07971 807 341

Email: gavin.mills@exp-uk.co.uk

www.gavin-mills.co.uk

Gavin Mills



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.