



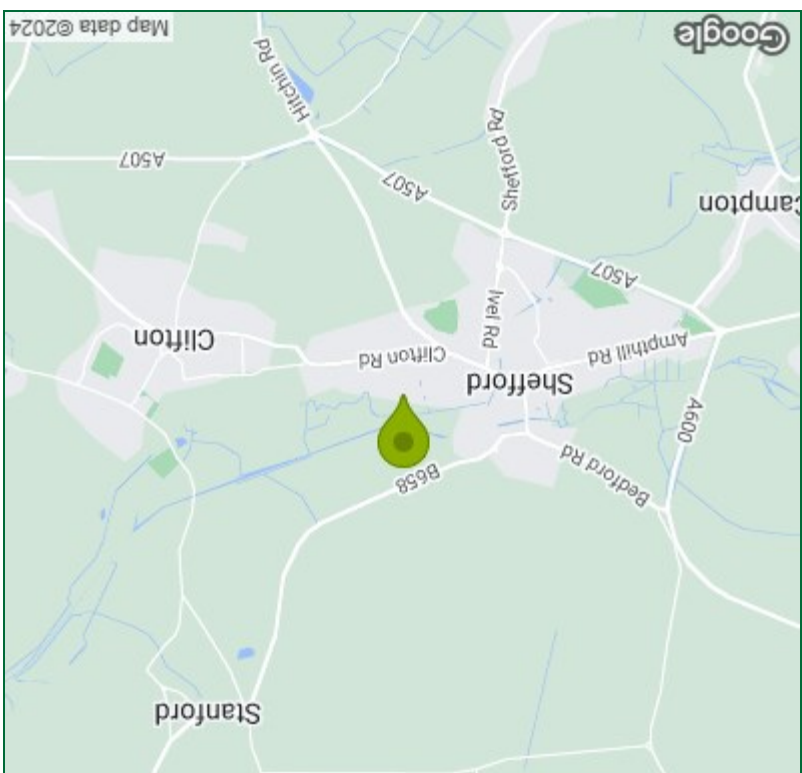
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### Viewing

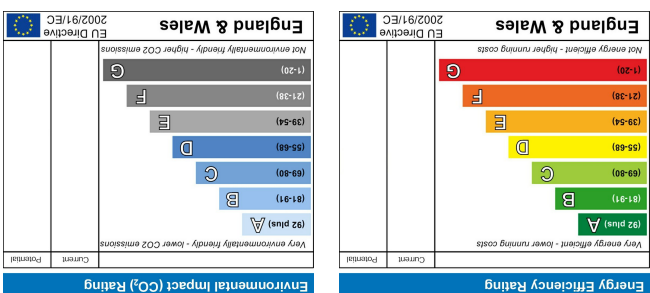
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



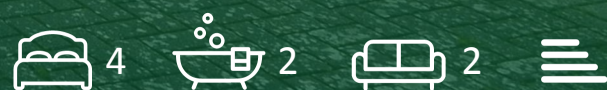
Area Map



Energy Efficiency Graph



Tippett Drive,  
Shefford | 1 Beds  
£475,000



#### Entrance Hall

Entrance door, radiator, stairs leading to first floor, wood flooring.

#### Lounge

17'3" x 11'9"

Walk in box bay window to front, radiator, wood flooring, door to:-

#### Kitchen/diner

20'8" x 11'5"

A well fitted kitchen with a range of base and eye level units with granite top work surfaces, inset sink unit with mixer tap, integrated hob, integrated dishwasher, integrated eye level oven and microwave, wood flooring, radiator, spotlights, window to rear, opening into:-

#### Conservatory

15'3" x 10'10"

Brick and uPVC construction, wood flooring, wall mounted electric heater, French doors to garden.

#### Utility Room

8'0" x 5'6"

Fitted base units with granite work surfaces and inset sink unit, integrated fridge/freezer, integrated washing machine, wood flooring, radiator, door to garden.

#### Cloakroom

White suite comprising of low level w.c, wash hand basin, wood flooring, radiator, window to side.



#### Family Room

16'6" x 7'5"

Window to front, radiator, cupboard housing wall mounted boiler.

#### Landing

Access to loft space, window to front, airing cupboard.

#### Bedroom One

13'3" x 12'1"

Window to front, radiator, fitted range of wardrobes, door to:-

#### En-suite

White suite comprising of large walk in shower, low level w.c, wash hand basin in vanity unit, extractor fan, part tiled walls, tiled floor, window to side.

#### Bedroom Two

9'10" x 8'11"

Window to rear, radiator, fitted wardrobes.

#### Bedroom Three

10'6" x 8'3"

Window to rear, radiator, fitted cupboard.

#### Bedroom Four

10'6" x 8'2"

Window to front, radiator, fitted cupboard.

#### Bathroom

White suite comprising of panel enclosed bath with mixer tap, low level w.c, pedestal wash hand basin, part tiled walls, tiled floor, window to rear.

#### Front Garden

Block paved driveway providing off road parking, gated access to rear, garden, enclosed by railings.

#### Rear Garden

A fully enclosed garden with paved patio area, rest laid to decorative stone with well stocked borders, gated access to front, garden shed.

#### Agents Notes

#### Freehold

Council Tax band TBC.

