

Iveldale Drive, Shefford - SG17 5AD

Guide Price £535,000

HARVEY ROBINSON

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- IMPRESSIVE KITCHEN/DINING ROOM WITH BI-FOLDING DOORS
- EN-SUITE TO PRINCIPAL BEDROOM
- TWO RECEPTION ROOMS
- MODERN FAMILY BATHROOM + CLOAKROOM
- PRIVATE, ENCLOSED REAR GARDEN
- DRIVEWAY FOR MULTIPLE VEHICLES
- WELL PRESENTED THROUGHOUT
- CLOSE TO AMENITIES















Upon entering, you are welcomed by a spacious entrance hallway providing access to the ground-floor accommodation. The property boasts a generous lounge, ideal for relaxing and entertaining, a convenient downstairs cloakroom and a separate study, perfect for those working from home.

The heart of the home is the impressive open-plan kitchen/dining room, featuring a range of integrated appliances and bi-folding doors opening directly onto the rear garden. This superb space provides the perfect setting for everyday family life and entertaining guests.

To the first floor, there are four well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom.

Externally, the property enjoys a good-sized, low-maintenance rear garden, offering an ideal space for outdoor relaxation and entertaining. To the front, a generous driveway provides off-road parking for several vehicles.

LOCATION AND AMENITIES

The property is situated in the popular market town of Shefford, conveniently positioned for a range of local amenities, schooling and everyday facilities, making it an excellent choice for families.

Shefford town centre is within easy reach and offers a variety of local shops, independent businesses, cafés, pubs and restaurants, together with a Morrisons supermarket and further convenience shopping. The town also benefits from a number of well-regarded schools, including Shefford Lower School and Robert Bloomfield Academy, with Samuel Whitbread Academy situated in the neighbouring village of Clifton.

For commuters, the nearest railway station is at Arlesey, approximately 3 miles away, offering direct mainline services into Central London, with journey times of around 40 minutes. Biggleswade railway station is also within easy reach, providing further rail connections. The A507 is readily accessible, providing convenient links to the A1 and surrounding towns, including Hitchin, Bedford and Biggleswade.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

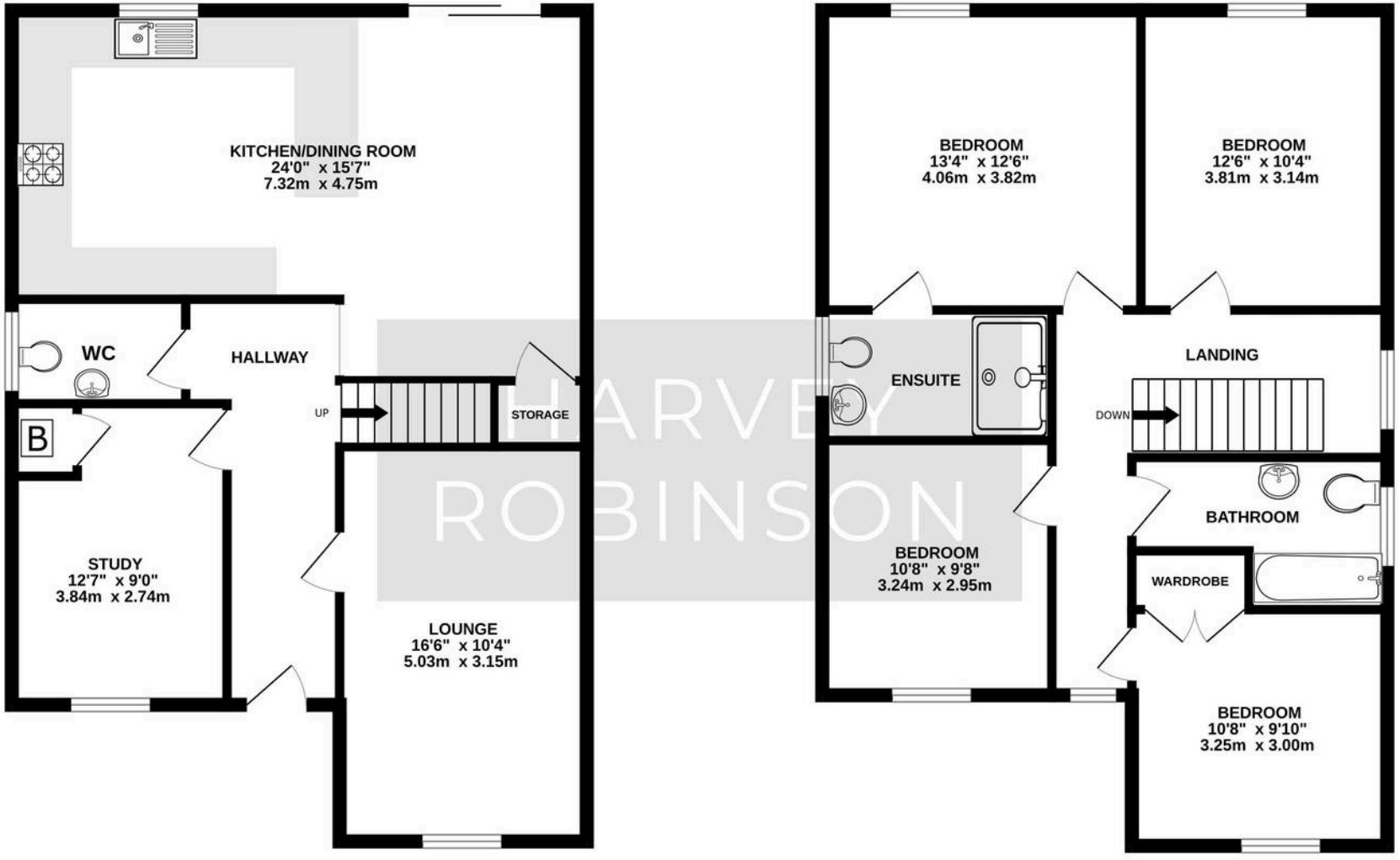






GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.

FIRST FLOOR
743 sq.ft. (69.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1499 sq.ft. (139.2 sq.m.) approx.

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FAQ'S

Property Tenure: Freehold
Property Constructed: 1990s
Rear Garden Aspect: South-East
Council Tax Band: E
Primary School Catchment: Shefford Lower School
Secondary School Catchment: Robert Bloomfield Academy, Samuel Whitbread Academy
Boiler Installed: unknown
Boiler Last Serviced: unknown
Loft: Boarded and fitted ladder
Kitchen + Bathroom Renovated: 2021
Water Meter: Yes
What3Words Location: ///professed.crispier.concluded

SERVICES

Heating: Gas central heating
Electricity: Mains
Water: Mains
Sewage: Mains
Broadband: Fibre to premises

TRAVEL

A1: 7.0 miles
Arlesey Railway Station: 3.3 miles
Cambridge: 28.2 miles
Bedford: 11.2 miles
Milton Keynes: 21.8 miles
London: 47.1 miles