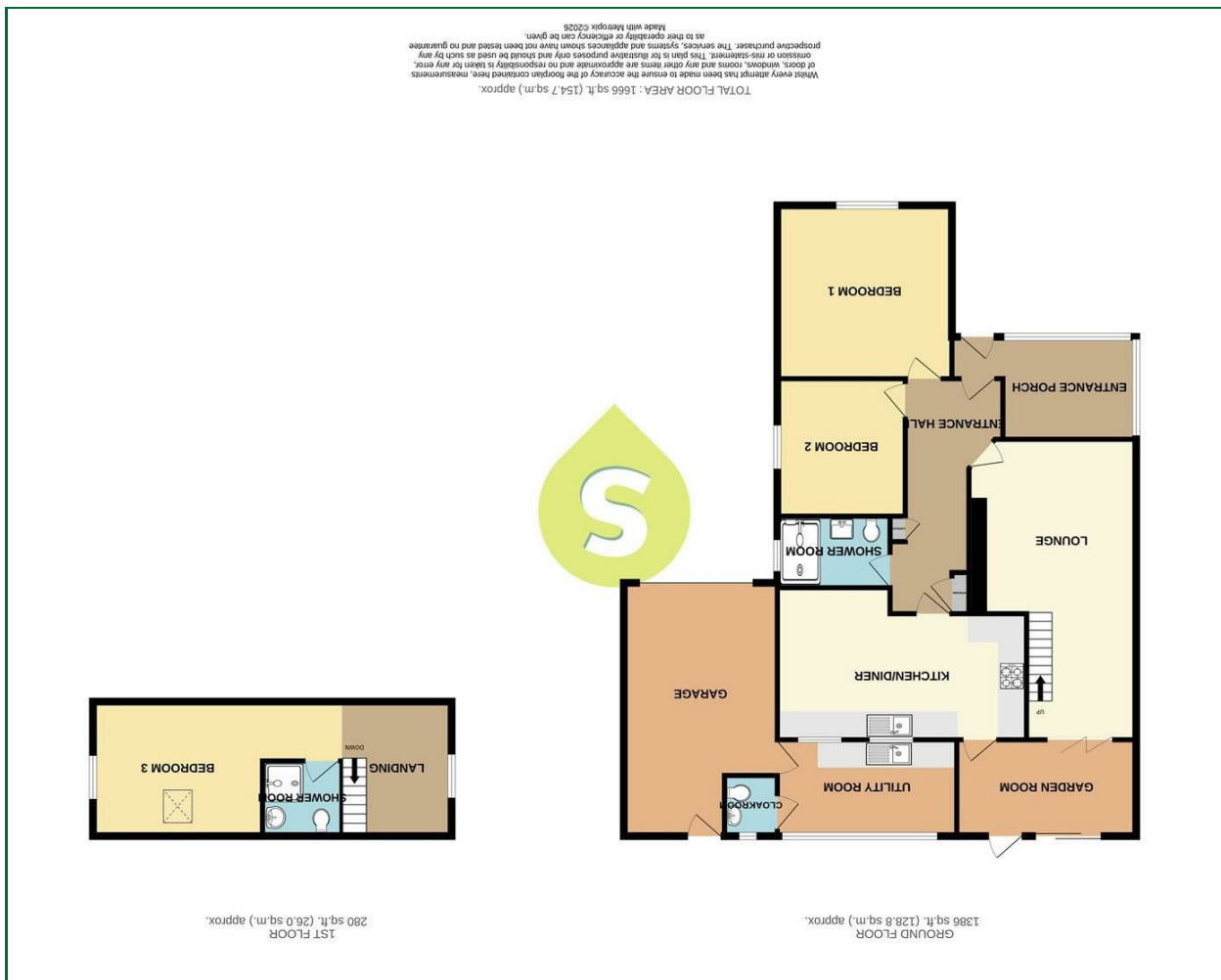




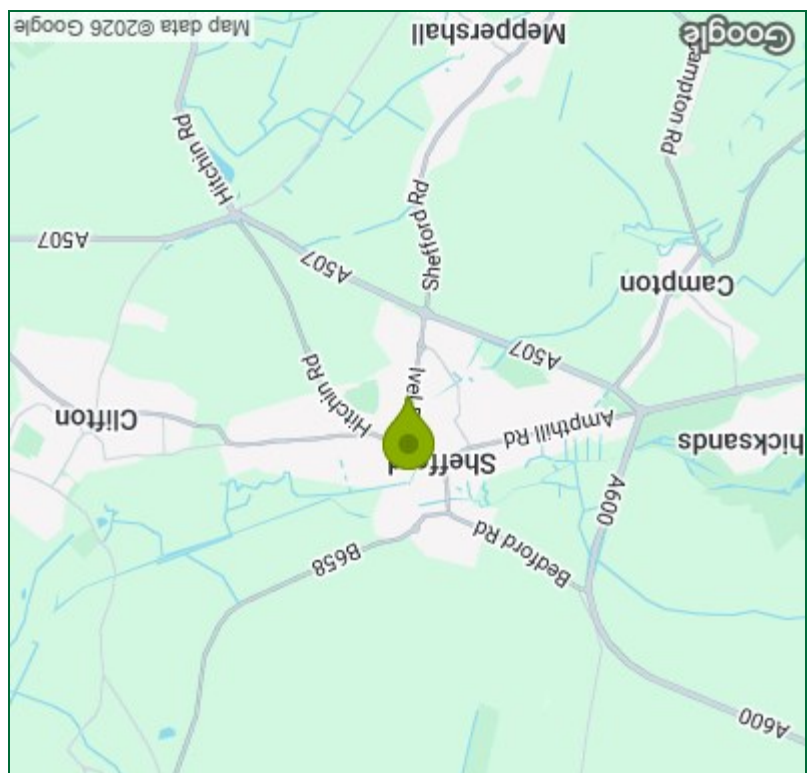
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Viewing

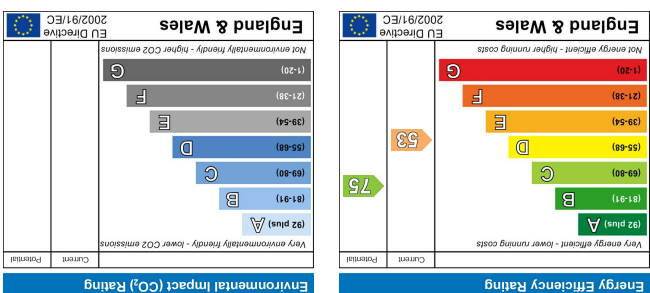
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph



Ivel Road,  
Shefford 1  
OFFERS OVER £600,000



**Entrance Porch**

12'9" x 7'9"

Entrance door, window to side, door to:-

**Entrance Hall**

Entrance door, radiator, cupboard housing fuse board, storage cupboard.

**Lounge**

22'10" x 12'8"

Dual aspect room with window to front and bi folding doors to garden room, two radiators, stairs leading to first floor.

**Garden Room**

13'8" x 7'4"

Sliding patio door to garden, radiator, separate door to garden, door to:-

**Utility Room**

13'10" x 7'8"

Fitted base units with roll top work surface over, stainless steel sink unit with mixer tap, plumbing for washing machine, radiator, window to rear, personal door to garage, door to cloakroom.

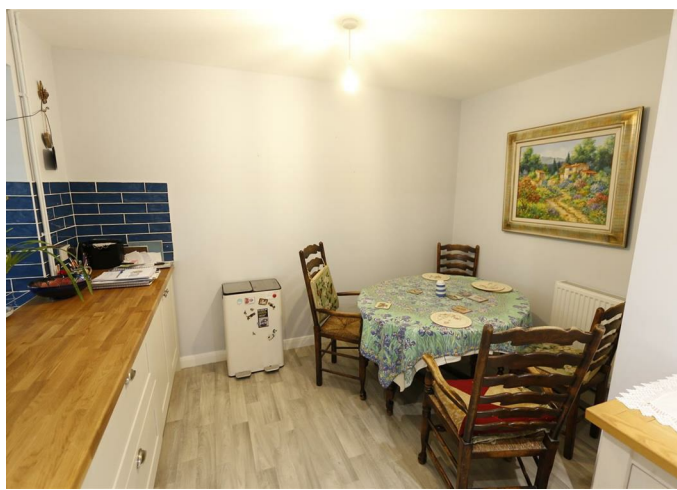
**Cloakroom**

Suite comprising of low level w.c, wash hand basin, window to rear.

**Kitchen/Diner**

17'11" x 11'0"

A well fitted kitchen with a range of base and eye level units with roll top work surfaces, one and a half acrylic sink with mixer tap, integrated oven with gas hob and extractor hood over, integrated dishwasher, integrated fridge, two windows to rear.



**Bedroom One**

13'0" x 13'1"

Window to front, radiator.

**Bedroom Two**

10'9" x 9'10"

Window to side, radiator, wash hand basin in vanity unit.

**Shower Room**

White suite comprising of large walk in shower with fully tiled walls and wall mounted "Aqualisa" shower unit, wash hand basin in vanity unit, low level w.c, radiator, window to rear.

**Landing**

10'2" x 8'3"

Window to side, radiator.

**Shower Room**

White suite comprising of fully tiled shower cubicle with wall mounted shower, low level w.c, pedestal wash hand basin.

**Bedroom Three**

11'7" x 10'4"

Window to side, Velux window to rear, radiator.

**Front Garden**

Large, tarmac driveway providing ample off road parking for several cars.

**Garage**

19'4" x 11'8"

Electric roller door, personal door to rear, storage in loft space.

**Rear Garden**

A good sized, fully enclosed garden with paved patio area rest laid mainly to lawn, gated access to front.

