



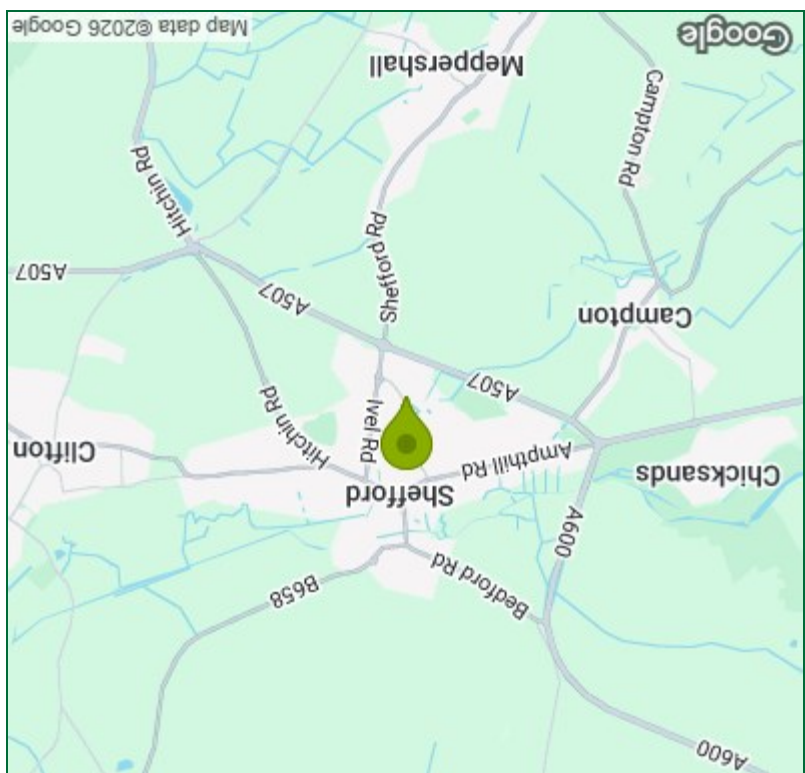
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### Viewing

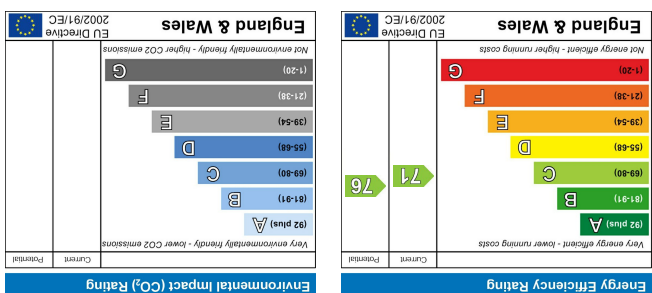
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



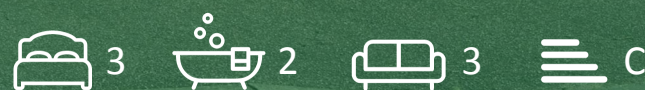
Area Map



Energy Efficiency Graph



Arnhem Place,  
Shefford | Beds  
OFFERS OVER £425,000



A modern, three bedroom, detached home located in a sought after close and presented in excellent order throughout. The home is situated within a short stroll to Shefford Town Centre and the Robert Bloomfield School. The accommodation comprises of a spacious lounge, separate dining room, study, conservatory, cloakroom and a large kitchen/breakfast room on the first floor there are three bedrooms and two bathrooms. Outside the property boasts off road parking for two cars and a well maintained rear garden. The property has further potential to extend subject to planning permission.

**Entrance Hall**

uPVC double glazed entrance door, radiator, stairs leading to first floor.

**Cloakroom**

Suite comprising of low level w.c, wash hand basin in vanity unit, tiled splash back, radiator, uPVC double glazed window to front.

**Lounge**

14'6" x 12'7"

uPVC double glazed bay window to front, two radiators, opening into:-

**Dining Room**

11'3" x 8'0"

uPVC double glazed French doors to conservatory, radiator, door to kitchen.

**Conservatory**

12'4" x 9'3"

Brick and uPVC construction with insulated roof, French doors to garden, tiled floor.



**Kitchen/Breakfast Room**

16'4" x 12'0"

Range of base and eye level units with wooden work surfaces, inset butler sink with mixer tap, tiled splashback, integrated dish washer and washing machine, cupboard housing wall mounted boiler, understairs cupboard, French doors to garden, window to rear.

**Study**

17'1" x 8'1"

Window to front, radiator.

**Landing**

Access to loft space, cupboard housing hot water tank.

**Bedroom One**

12'2" x 8'5"

uPVC double glazed window to rear, radiator, door to:-

**En-suite**

Suite comprising of fully tiled shower cubicle, low level w.c, wash hand basin in vanity unit, tiled floor, spotlights, heated towel rail, uPVC double glazed window to side.

**Bedroom Two**

11'5" x 9'1"

uPVC double glazed window to front, radiator.

**Bedroom Three**

8'5" x 6'9"

uPVC double glazed window to rear, radiator.

**Bathroom**

White suite comprising of panel enclosed bath with mixer tap and wall mounted shower attachment, glass shower screen, low level w.c, wash hand basin in vanity unit, tiled splashback, radiator, uPVC double glazed window to front.

**Front Garden**

Block paved driveway proving off road parking for two cars, rest laid to lawn, gated access to rear garden.

**Rear Garden**

A fully enclosed garden with paved patio area, rest laid mainly to lawn with composite decking to rear, large garden shed, gated access to front.

**Agents Notes**

Freehold.

Council Tax Band E.

