

FREEHOLD



House - Semi-Detached (EPC Rating: C)

**11 MALLARD CLOSE, SHEFFORD, BEDS,
SG17 5YS**

Price Guide

£379,000



First Step



3 Bedroom House - Semi-Detached located in Shefford

CHAIN FREE... Secluded SOUTH WESTERLY facing garden... GARDEN ROOM... Driveway parking for 2 vehicles... EN-SUITE... Lounge with doors to garden... Excellent bedroom storage... CLOAKROOM...

INTERNAL

GROUND FLOOR

Entrance Hallway

Door and window to front aspect. Karndean flooring. Staircase to first floor. Doors leading to:

Cloakroom

Window to front aspect. White suite comprising: concealed push button wc, vanity wash hand basin with tiled splash back. Chrome heated towel rail, continuation of karndean flooring, half tiled walls, wall mounted consumer unit.

Lounge

13'6" x 13'5"

Sliding patio doors to rear aspect. Low level door to under stairs storage cupboard. Carpet. Opening leading to:

Dining Room

9'3" x 8'9"

Window to rear aspect. Ceramic tiled flooring. Opening leading to:

Kitchen

9'3" x 8'0"

Window to front aspect. A range of cream wall and base units with complementary work surface and tiled splash back. Integrated fridge and washing machine, double oven, 4 ring gas hob and extractor hood. Boiler concealed in matching wall unit, built in bin storage, spice rack, one and one half bowl sink, under plinth lighting, continuation of ceramic tiled flooring.

FIRST FLOOR

Landing

Window to front aspect. Over stairs airing cupboard housing water tank., fitted with shelves. Carpet. Doors leading to:

Bedroom 1

12'1" x 10'1"

Window to rear aspect. 2-door built in wardrobe fitted with shelf and rail. Carpet. Door leading to:

Bedroom 1 En-Suite

Window to rear aspect. White suite comprising: Flush WC, pedestal wash hand basin, fully tiled single shower with glass door. Half tiled walls, shaver point, chrome heated towel rail, vinyl flooring.

Bedroom 2

10'7" x 10'1"

Window to rear aspect. 6-door built in wardrobe fitted with automatic lighting, 6 drawers, shelf and rail, plus overhead bed storage. Carpet,

Bedroom 3

7'4" x 6'3"

Window to front aspect. Loft hatch fitted with ladder, light and partially boarded. Carpet.

Bathroom

Window to front aspect. White suite comprising: Fully tiled paneled bath with wall mounted shower, push button WC, pedestal wash hand basin. Chrome heated towel rail, shaver point, full height slim storage cupboard, ceramic tiled flooring.

EXTERNAL

Front/Driveway

Hedge to front perimeter. Storm porch above front door, external light, tap and power. Block paved driveway for 2 cars.

Garage Store - partial conversion

8'6" x 7'8"

Single garage with electric door fitted with light and power. Internal door to Garden Room, partial conversation.

Garden Room

8'9" x 7'9"

Dual aspect, French doors to side aspect, window to rear aspect. Laminate flooring, wall mounted heater. Internal door to garage store area.

Rear Garden

Fence perimeter to south westerly aspect garden. Entertaining patio leading to lawn area, with borders with established shrubs & plants, raised planter and trees. Two wooden garden sheds and three water butts. Wall mounted electric awning and external power.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council Tax: Band D

Mains utilities

Traditional brick and block construction

Local Area

Shefford is a small town and civil parish in the county of Bedfordshire. Amongst the facilities in Shefford it has a fire station and bowls club. As well as this, it has various pubs and restaurants, including a Chinese takeaway, an award-winning Indian takeaway, a variety of restaurants and a fish and chip shop. Shefford has a supermarket, pharmacy, bakery and library. There is also a post office with sorting facilities. There is also an ironmonger's and a micro brewery.



The areas around Shefford are served by the middle school Robert Bloomfield Academy, Samuel Whitbread Academy, Shefford Lower School, Shefford Nursery, BEST nursery and Acorn Preschool.

Shefford has a Non-League football club Shefford Town & Campton F.C. who play at STMA (Digswell). There is also a Shefford Saints (Junior) FC where girls and boys from Shefford and the surrounding villages are able to join from the U5 Development squad up to U16 merging into the Adult team

EXCELLENT COMMUTER LINKS:

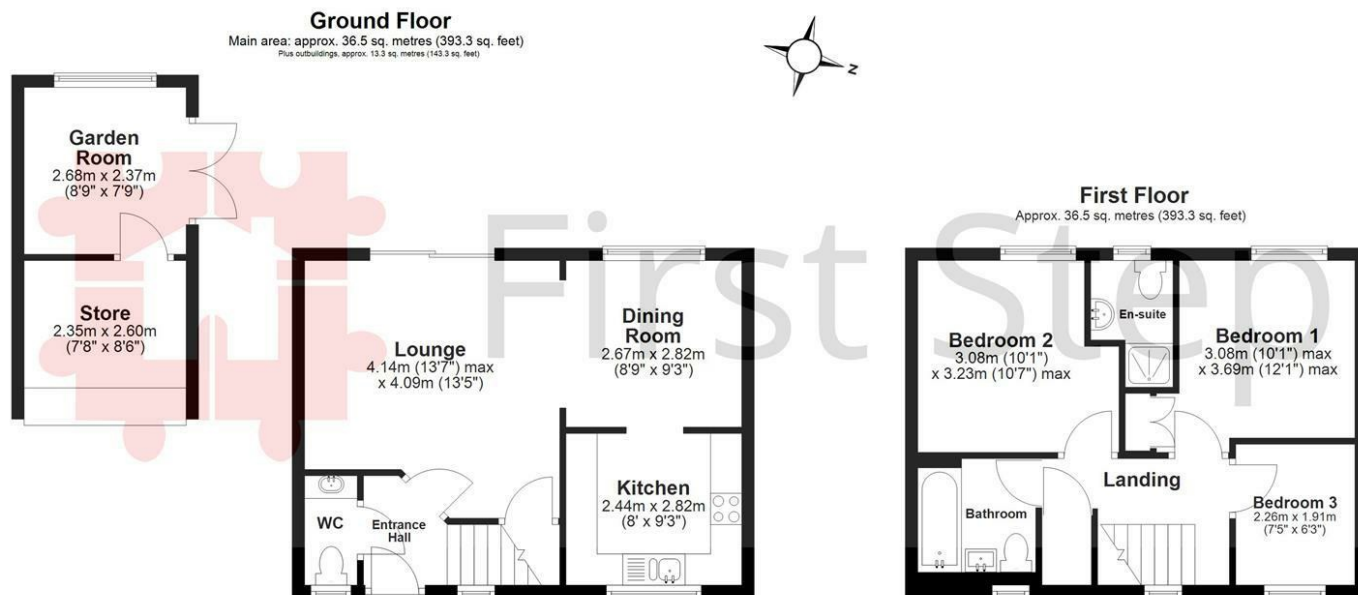
Scotgrave is located within close proximity to the A1M, allowing easy access into Central London in under an hour. Arlesey and Hitchin train stations are just a short drive away which also provide fast and convenient links to London Kings Cross, Cambridge, London Luton Airport and beyond.

Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by the agent, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.





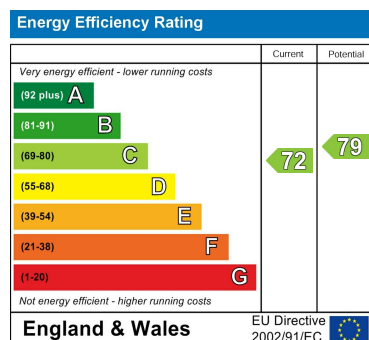
Main area: Approx. 73.1 sq. metres (786.5 sq. feet)
Plus outbuildings, approx. 13.3 sq. metres (143.3 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

Council Tax Band

D

Energy Performance Graph



Call us on

01462 659 730

sales@firststep.ltd

www.firststep.ltd

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



First Step