



Shipton Grove, Hempsted

**Connells** SIGNATURE



## Shipton Grove, Hempsted

### Entrance Hall

Door to front, stairs to first floor and understairs storage cupboard.

### Cloakroom

WC and wash hand basin.

### Lounge/Diner

*21' 9" max x 15' 3" max ( 6.63m max x 4.65m max )*

Open plan, patio doors to rear, carpet and window to front.

### Kitchen

Window to front and window to side, integrated oven and gas hob, display and hood, tiled flooring, space for American style fridge freezer, high and low level storage with worktops over, stainless steel sink/drainer with mixer tap.

### Utility Room

Window to side, door to rear, space for washing machine/tumble dryer, tiled flooring, low level storage with worktops over and wall mounted boiler.

### First Floor Landing

Cupboard.

### Bedroom One

*9' max x 8' 5" max ( 2.74m max x 2.57m max )*

Window to front, built in wardrobe and carpet.

### En-Suite

Window to front, shower cubicle, WC, wash hand basin and chrome heated towel rail.

### Bedroom Two

Window to front, carpet and radiator.

### Bedroom Three

Window to rear, carpet and radiator.

### Bedroom Four

*10' max x 7' 8" max ( 3.05m max x 2.34m max )*

Window to rear, carpet and radiator.

### Bathroom

Window to rear, bath with shower over, glass screen, tiled walls around bath, vinyl flooring, chrome heated towel rail, WC and wash hand basin.

### Rear Garden

Enclosed, gated side access, laid to lawn and patio area.

### Front

Garden area, path to entrance door.

### Parking

Driveway to the side leading to garage with up and over door.







# Shipton Grove, Hempsted

This impressive four-bedroom detached home is situated in the popular Hempsted area and offers spacious, modern accommodation ideal for family living. The ground floor features a welcoming entrance hall, generous lounge and an open-plan kitchen/dining area, complemented by a utility room and downstairs WC. Upstairs are four well-proportioned bedrooms, including a principal bedroom with en-suite, along with a family bathroom. Outside, the property benefits from a private rear garden, garage and driveway parking, all conveniently located close to local amenities, schools and transport links.

Guide Price

**£325,000 - £350,000**

EPC Rating: B

Council Tax Band: A

Tenure: Freehold



To view this property please contact us on

**01733 314 775**

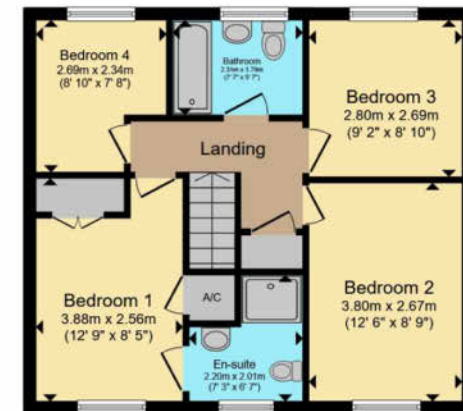
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**Ground Floor**



**First Floor**

Total floor area 98.2 m<sup>2</sup> (1,057 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and

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