

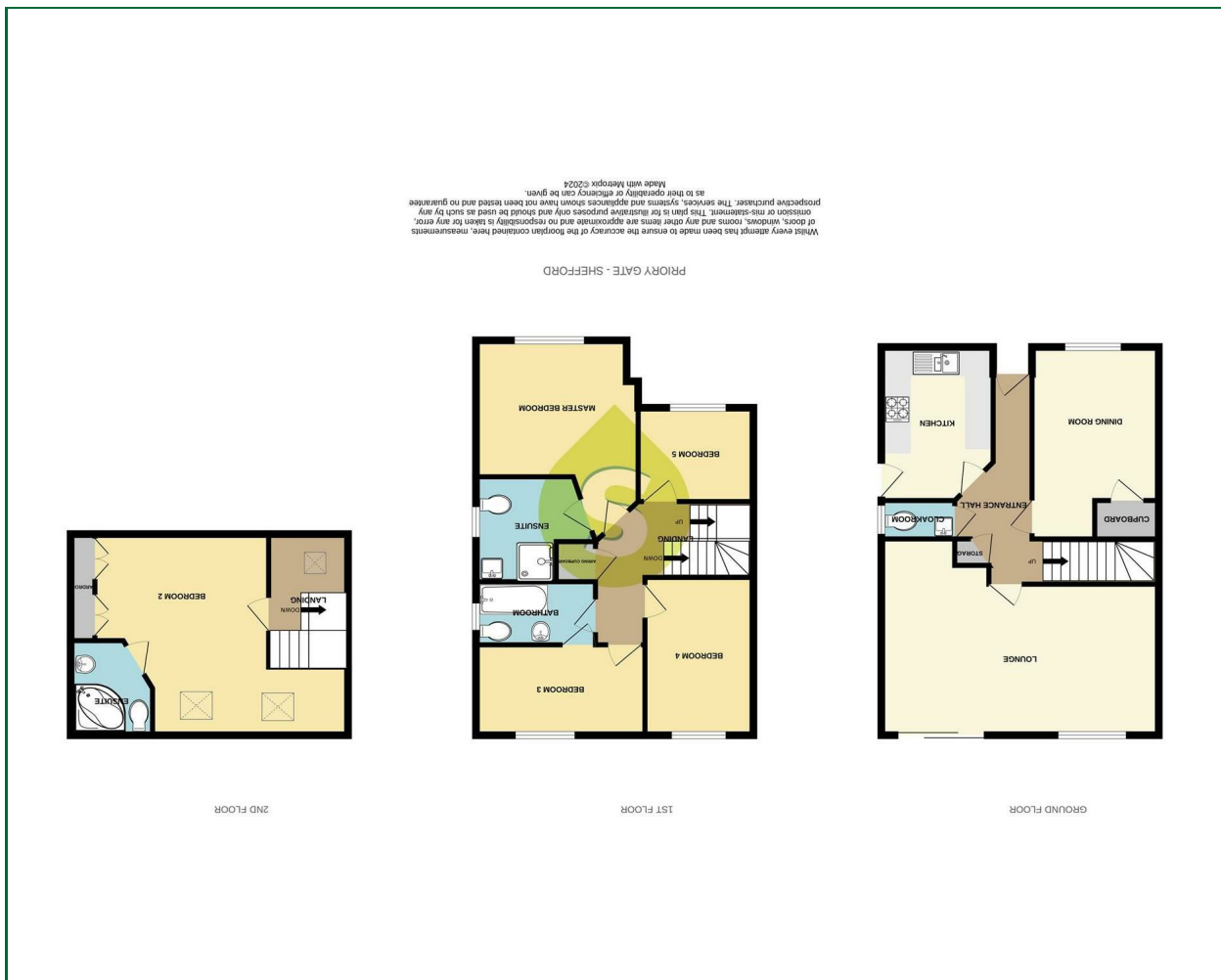


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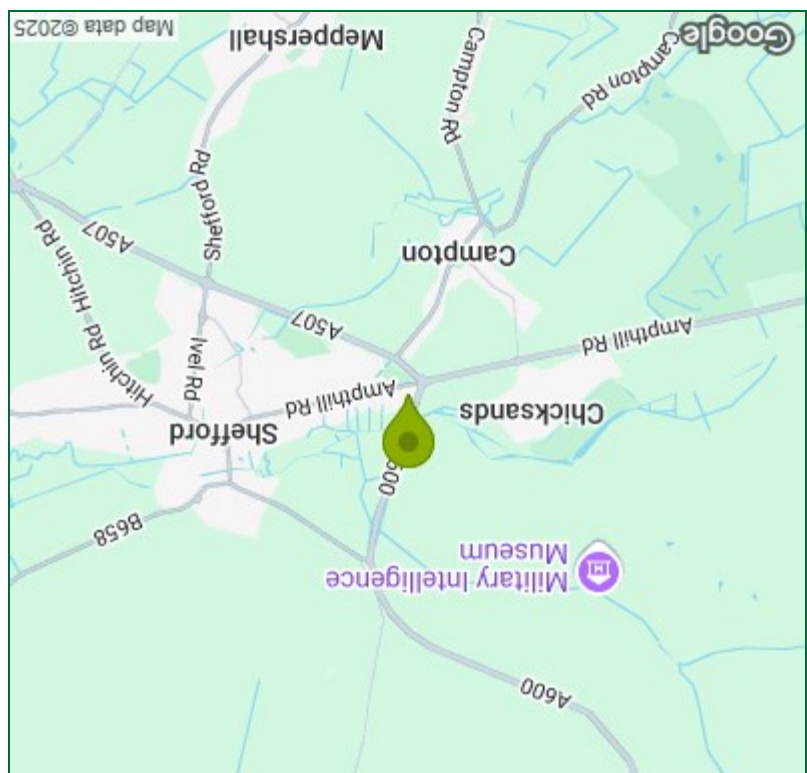
### Viewing

Please contact our Shefford Office on 01462 814087

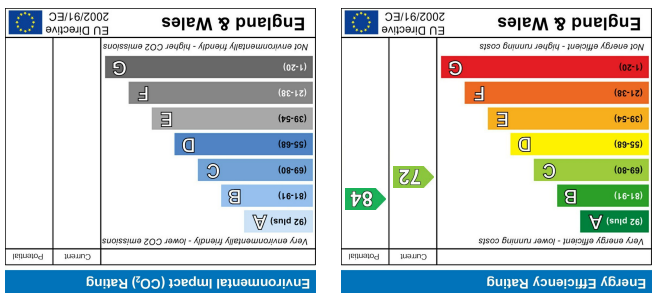
If you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph



Priority Gate,  
Shefford | Beds  
£450,000



#### Entrance Hall

Entrance door, radiator, tiled floor, storage cupboard, stairs leading to first floor.

#### Kitchen

11'10" x 8'7"

Well fitted kitchen with a range of base and eye level units with roll top work surfaces, one and a half stainless steel sink unit with mixer tap, tiled splash back, integrated "AEG" oven and hob, extractor hood, integrated dishwasher, integrated fridge/freezer, integrated washing machine, cupboard housing wall mounted boiler, radiator, door to side, tiled floor.

#### Dining Room

15'4" x 7'7"

Window to front, radiator, fitted cupboard.

#### Living Room

20'5" x 15'1"

Large L shaped room with window to rear and sliding patio door to garden, two radiators.

#### Cloakroom

White suite comprising of low level w.c, wash hand basin in vanity unit, radiator, window to side, tiled floor.

#### First Floor Landing

Airing cupboard housing hot water tank, stairs leading to second floor.

#### Bedroom One

12'7" x 10'3"

Window to front, radiator, door to:-



#### En-suite

White suite comprising of fully tiled shower cubicle with wall mounted shower, wash hand basin in vanity unit, low level w.c, tiled floor, inset spotlights, heated towel rail, window to side.

#### Bedroom Three

13'1" x 7'6"

Window to rear, radiator.

#### Bedroom Four

10'11" x 7'1"

Window to front, radiator.

#### Bedroom Five

8'10" x 7'3"

Window to front, radiator.

#### Bathroom

White suite comprising of panel enclosed bath with mixer tap and wall mounted shower, low level w.c, pedestal wash hand basin, heated towel rail, window to side, tiled floor, tiled walls.

#### Second Floor Landing

Velux window to front.

#### Bedroom Two

15'8" x 10'6"

Spacious room with two velux windows to rear, range of fitted wardrobes, radiator, door to:-

#### En-suite

White suite comprising of corner jacuzzi bath with mixer tap, low level w.c, wash hand basin in vanity unit, tiled floor, tiled walls, window to rear.

#### Front Garden

Block paved driveway providing off road parking, gated access to rear garden.

#### Rear Garden

Large paved patio area, steps up to lawn area with flower bed border, garden shed, greenhouse, gated access to front.

#### Agents Note

Freehold

Council Tax band E.

