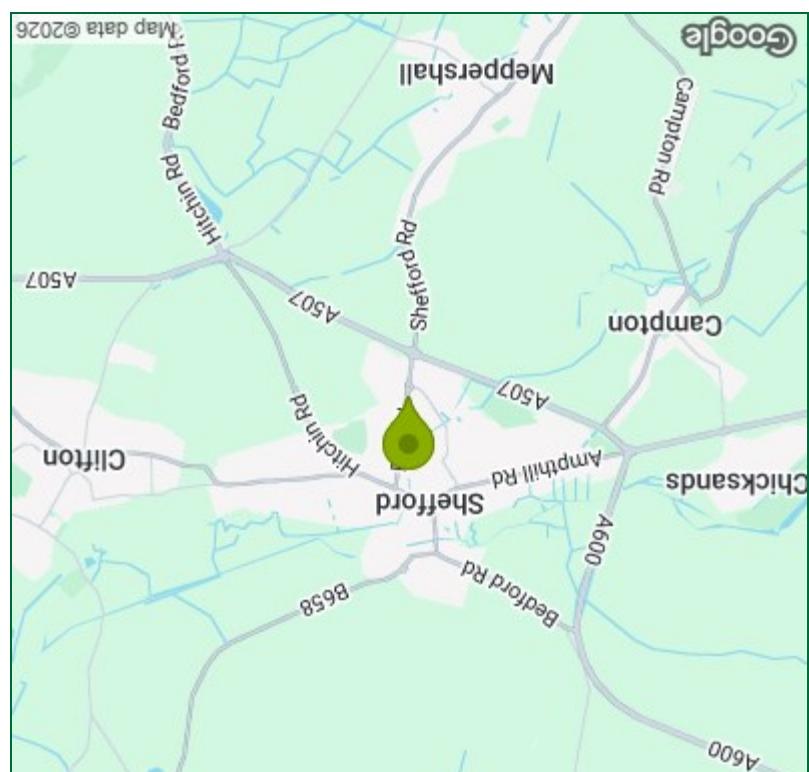


## Energy Efficiency Graph



## Area Map



## Floor Plan



S

## Ivel Road, Shefford

OFFERS OVER £475,000



**Entrance Hall**  
Entrance door, stairs leading to first floor.

**Lounge**  
20'11" x 10'11"  
Bay window to front, window to side, radiator, gas effect fire with wooden surround and marble hearth, archway to:-

**Dining Room**  
12'7" x 9'3"  
Radiator, sliding doors to conservatory.

**Conservatory**  
Brick and uPVC construction, French doors to garden.

**Kitchen/breakfast room**  
16'6" x 12'4"  
A well fitted kitchen with a range of base and eye level units with granite top work surfaces, inset stainless steel sink unit with mixer tap, integrated oven with gas hob and extractor hood, integrated dishwasher, tiled floor, French doors to garden, radiator, window to rear.

**Utility**  
8'0" x 4'9"  
Fitted base and wall mounted units with roll top work surface, stainless steel sink with mixer tap, wall mounted gas boiler, plumbing for washing machine, tiled floor, door to garden.

**Playroom**  
18'0" x 7'6"  
Window to front radiator.



**Landing**  
Window to side, airing cupboard.

**Bedroom One**  
12'0" x 11'5"  
Window to front, selection of fitted bedroom furniture, radiator, door to:-

**Ensuite**  
Well fitted suite comprising of panel enclosed bath with mixer tap, wall mounted shower, glass shower screen, low level w.c and wash hand basin in vanity unit, fully tiled walls, window to side, heated towel rail.

**Bedroom Two**  
11'5" x 11'3"  
Window to rear, radiator.

**Bedroom Three**  
8'7" x 6'2"  
Window to rear, radiator.

**Bedroom Four**  
7'10" x 7'10"  
Window to front, radiator.

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

**Front Garden**  
Block paved driveway providing off road parking, rest laid mainly to lawn, gated access to rear garden.

**Rear Garden**  
Fully enclosed garden with paved patio area, rest laid to lawn, raised decked area to rear of garden, garden pond.

**Agents Notes**  
Freehold.  
Council Tax band E.

