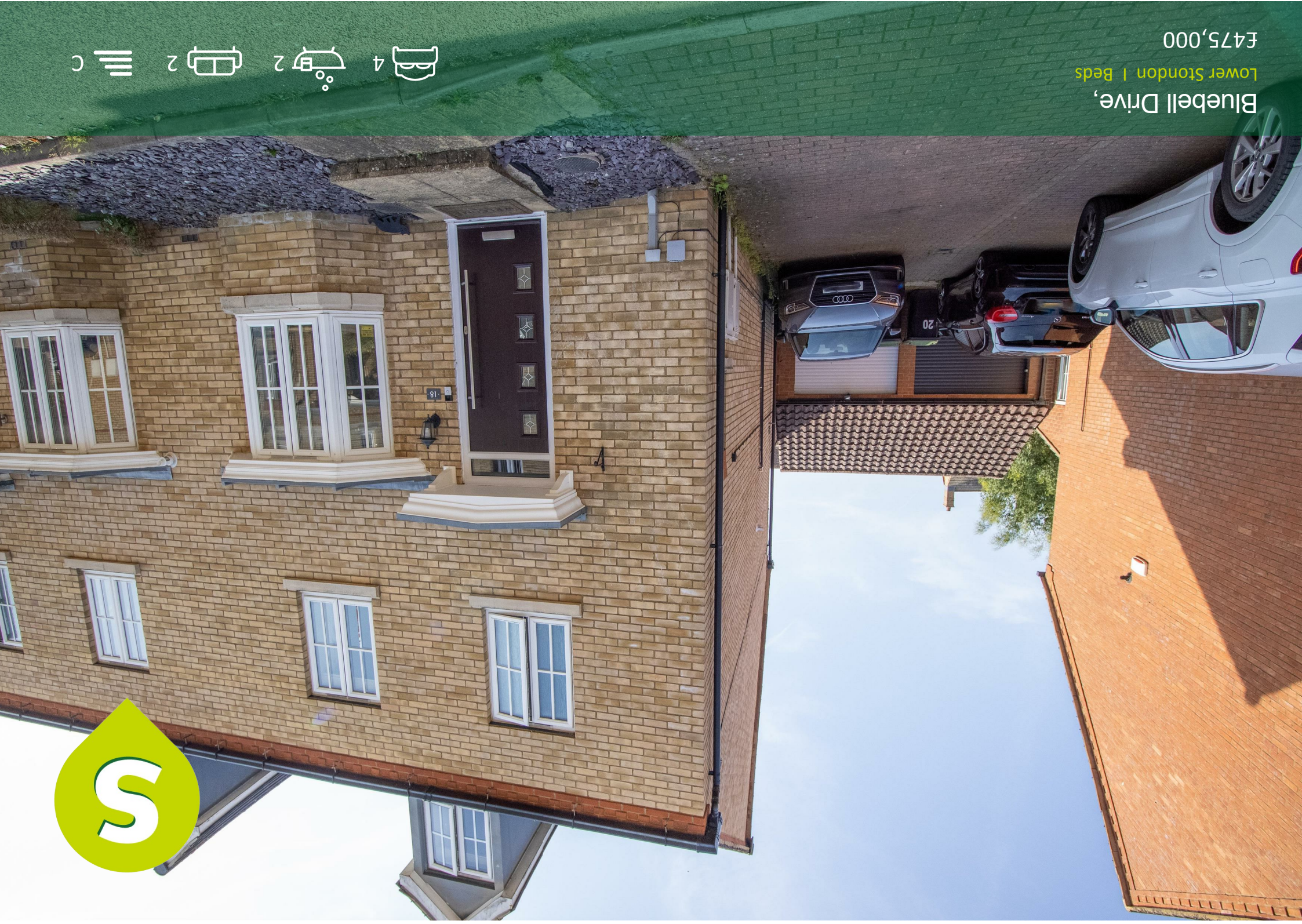


# Bluebell Drive,

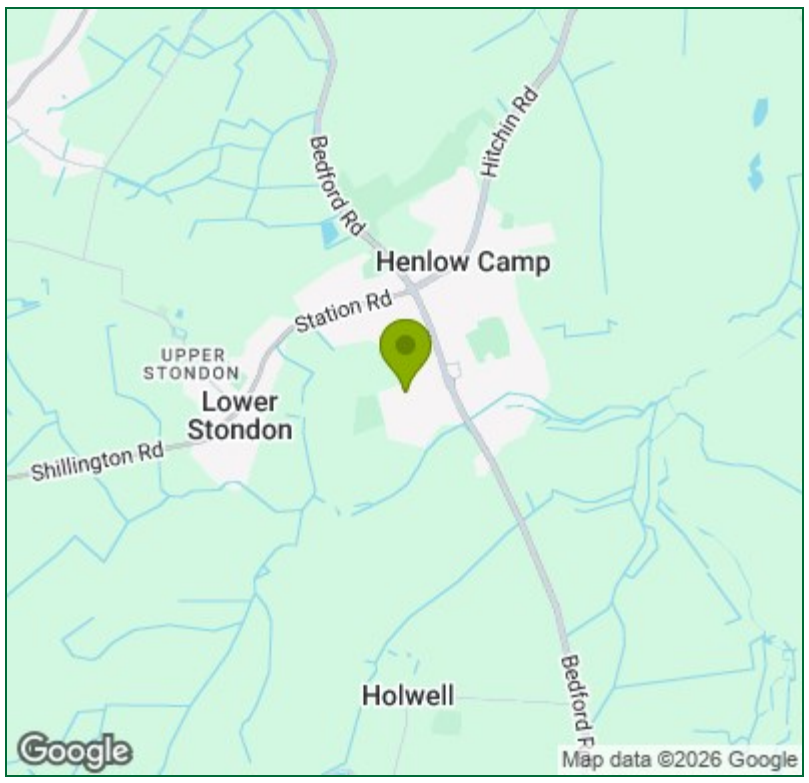
Lower Stondon | Beds

£475,000

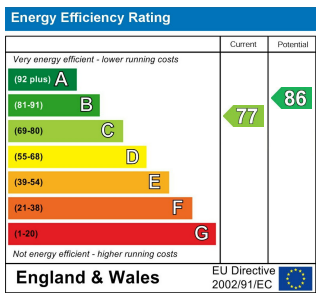
4 2 2 C

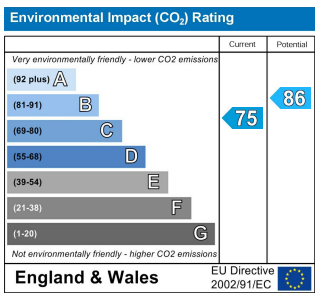
## Floor Plan

## Area Map




## Energy Efficiency Graph




## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

22 High Street, Shefford, Bedfordshire, SG17 5DG
Tel: 01462 814087 Email: enquiries@sheridans-estates.com https://www.sheridans-estates.com

Entrance Hall
Entrance door, stairs leading to first floor, under stairs cupboard, radiator.

Cloakroom
White suite comprising of low level w.c, pedestal wash hand basin, radiator, part tiled walls.

Living Room
15'3" x 9'3"
Window to front, radiator.

Kitchen/diner and family Room
24'10" x 16'0"
A well fitted kitchen with a range of base and eye level units with wooded top work surfaces, inset sink unit with mixer tap, integrated electric oven with gas hob and extractor hood over, integrated appliances including fridge/freezer, microwave and dishwasher, inset spotlights, opening into family roof with roof lantern and bi folding doors to garden.

Landing
Cupboard housing hot water tank, stairs leading to second floor.

Bedroom Two
13'5" x 9'6"
Window to rear, radiator.

Bedroom Three
12'4" x 9'4"
Window to front, radiator.

Bedroom Four
7'8" x 6'5"
Window to rear, radiator.

Family Bathroom
White suite comprising of panel enclosed bath with mixer tap, wall mounted shower, glass shower screen, low level w.c, pedestal wash hand basin, tiled floor, part tiled walls, radiator, window to front.

Landing
Radiator, door into:-

Bedroom One
16'2" x 12'7"
Window to front, radiator, two large walk in wardrobes, door to:-

En-suite
White suite comprising of fully tiled shower cubicle, wash hand basin in vanity unit, low level w.c, heated towel rail, tiled floor, part tiled walls, window to rear.

Front Garden
Block paved driveway providing off road parking, path leading to front door, rest laid to decorative slate.

Garage
16'6" x 8'3"
Electric roller door, power and light, eave storage space, personal door to garden.

Rear Garden
Low maintenance rear garden laid to artificial lawn with paved patio area, Pizza oven, external lights.

Brick Outbuilding
18'9" x 7'6"
Brick built construction, power and light, bi'folding doors opening onto garden.

Agents Notes
Deposit £2307.
Council Tax band D.