



**3 Cornish Close, Shefford, SG17 5JT**

**Price Guide £380,000**

A superb chance to purchase this lovely three bedroom, detached home located in a tucked away position just a short walk to the town centre. The property boasts a large lounge, separate dining room, cloakroom, kitchen, three good sized bedrooms and family bathroom. Outside there is a fully enclosed rear garden, garage and driveway. The property is being sold with the added advantage of no upward chain.

### Entrance Hall

Entrance door, stairs leading to first floor, under stairs storage cupboard, cloaks cupboard.

### Cloakroom

Suite comprising of low level w.c, wash hand basin, part tiled walls, window to side.

### Lounge 17'6" x 10'4" (5.34 x 3.17)

Dual aspect room with bay window to front and sliding patio door to garden, radiator, gas effect fire with surround and marble hearth.

### Dining Room 12'8" x 9'4" (3.88 x 2.86)



Window to side, radiator, door to rear garden.

### Kitchen 12'8" x 7'10" (3.87 x 2.4)

Range of base and eye level units with roll top work surfaces, one and a half acrylic sink unit with mixer tap, tiled splashback, integrated gas hob, integrated oven, plumbing for washing machine, wall mounted gas boiler, window to side, radiator, door to garden.

### Landing

Window to front, airing cupboard housing hot water tank, access to loft space.

### Bedroom One 13'7" x 10'3" (4.16 x 3.14)



Window to rear, radiator, fitted range of mirror door wardrobes.

### Bedroom Two 10'4" x 9'6" (3.15 x 2.9)

Window to rear, radiator, fitted double wardrobe with sliding doors.

### Bedroom Three 8'1" x 6'10" (2.47 x 2.09)

Window to front, radiator, fitted cupboard.

### Bathroom



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

### Front Graden

Driveway leading to garage, gated access to rear garden, path leading to front door.

### Garage 18'11" x 9'2" (5.78 x 2.8)

Up and over door, power and light, eave storage space, window to rear, personal door to rear garden.

### Rear Garden



A fully enclosed rear garden laid mainly to lawn with paved patio area, gated access to front.

### Agents Notes

Council Tax Band E.  
EPC band TBC.  
Freehold.

Floor Plan



TOTAL FLOOR AREA : 1082 sq.ft. (100.5 sq.m.) approx.

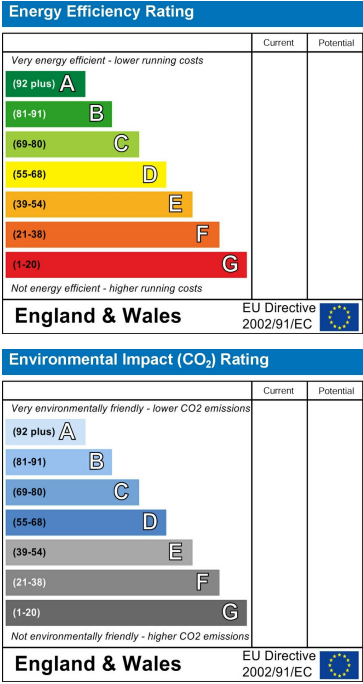
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



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