

FREEHOLD



House - Detached (EPC Rating: D)

# 8 BRAMLEY CLOSE, SHEFFORD, BEDFORDSHIRE, SG17 5BZ

Guide Price

**£850,000**



First Step



5



3



3



D

# 5 Bedroom House - Detached located in Shefford

LARGE CORNER PLOT... PRIVATE ROAD location... 2 EN-SUITES... 5 DOUBLE Bedrooms... LARGE SOUTH FACING garden... CONSERVATORY... DOUBLE GARAGE & Driveway parking... POTENTIAL TO EXTEND subject to necessary planning consent....

## INTERNAL

### GROUND FLOOR

#### Entrance Hallway

UPVC front door. Carpet, inset spot ceiling lights. Door to under stair cupboard. Carpeted staircase leading to first floor with doors leading to:

#### Kitchen/Breakfast Room

12'11" x 11'3"

Dual aspect double glazed windows to side aspects. Fitted wooden kitchen with matching wall and base units & complementary work surfaces. Stainless steel sink and drainer. Integrated appliances: double oven with 4 ring gas hob & extractor, fridge freezer, dishwasher. Ceramic tiled flooring, inset spot ceiling lights, radiator. Half glazed door leading to conservatory

#### Utility Room

7'8" x 6'11"

Double glazed window to side aspect. Wooden Shaker style wall & base units with complementary work surface with stainless steel sink. Space for washing machine & tumble dryer, with space for fridge freezer, wall mounted boiler, inset spot ceiling lights, ceramic tiled flooring, radiator.

#### Living Room

19'3" x 12'5"

Dual aspect double glazed windows to front & side aspect with French doors leading to garden. Feature fireplace fitted with gas fire. Carpet, inset spot ceiling lights, 2 radiators, TV point, feature walls.

#### Family Room

15'3" x 11'5"

Double glazed window to rear aspect. Carpet, ceiling light, radiator, feature walls, TV point.

#### Dining Room

10'5" x 9'8"

Double glazed window to front aspect. Carpet, feature wall, ceiling light, radiator.

#### Conservatory

13'1" x 12'11"

Fully glazed conservatory, fitted with vertical blinds with French doors leading to garden. Ceramic tiled flooring, ceiling/fan light.

#### Cloakroom

Double glazed privacy window to side aspect. White suite comprising: pedestal wash hand basin, wc, radiator, vinyl flooring, inset spot ceiling light, wall mirror.

### FIRST FLOOR

#### Landing

Double glazed privacy window to front aspect. Carpet, ceiling light, radiator. Door to shelved airing cupboard. Loft access: partially boarded fitted with light & ladder. Doors leading to:

#### Principal Bedroom

11'6" x 11'5"

Double glazed window to rear aspect. Carpet, radiator, feature wall, inset spot ceiling lights. Door leading to:

#### Bedroom 1 En-suite

Privacy window to side aspect. White suite comprising: fully tiled shower cubicle, fitted with wall mounted shower & glass screen, pedestal wash hand basin, wc. Vinyl flooring, inset spot ceiling lights, radiator, shaver point, mirrored wall cabinet.

#### Bedroom 2

12'11" x 11'3"

Double glazed window to front aspect. Carpet, radiator, feature wall, ceiling light. Door leading to:

#### Bedroom 2 En-suite

Privacy window to side aspect. White suite comprising: fully tiled shower cubicle, fitted with wall mounted shower & glass screen, pedestal wash hand basin, wc. Vinyl flooring, inset spot ceiling lights, radiator, mirrored wall cabinet.

#### Bedroom 3

10'5" x 9'8"

Double glazed privacy window to front aspect. Carpet, radiator, feature wall, ceiling light. Built-in 2 door wardrobe, fitted with shelf & rail.

#### Bedroom 4

12'5" x 9'8"

Double glazed window to rear aspect. Carpet, radiator, feature wall, ceiling light. Built-in 2 door wardrobe, fitted with shelf & rail.

#### Bedroom 5

9'1" x 8'9"

Double glazed window to rear aspect. Carpet, radiator, feature wall, ceiling light.

#### Bathroom

Privacy window to rear aspect. White suite comprising: half tiled panelled bath, fitted with hand held shower, pedestal wash hand basin, wc. Vinyl flooring, inset spot ceiling lights, radiator, mirrored wall cabinet, wall mirror.

### EXTERNAL

#### Front Garden

Block paved driveway leading to front door, small garden area planted with magnolia tree.

#### Rear Garden

Huge rear garden mainly laid to lawn with established trees, 3 raised wall planters laid to bedding plants, decked seating area to top of garden. Paved pathway leading to wooden shed & large greenhouse. External tap & power. Gated access leading to either side aspect.

#### Garage & Driveway

Block paved driveway leading to double garage with electric operated door, eave storage, fitted with light & power. Driveway parking for 2 cars.

### ADDITIONAL PROPERTY INFORMATION

FREEHOLD

Tenure: Freehold

Council tax: Band G

EPC: Rating D

Service charge: circa £80 per annum for private road

Traditional brick and block construction

Mains Utilities

Private Road



#### Local Area

Ideally located in a private road.

Shefford is a small town and civil parish in the county of Bedfordshire, situated in a quiet no through road location, located near to Millennium Green country park.

Amongst the facilities in Shefford incorporates a fire station and bowls club. As well as this, it has various pubs and restaurants, including Chinese takeaways, award-winning Indian takeaways and restaurants and a fish and chip shop. Shefford has a supermarket, pharmacy, bakery and library. There is also a post office with sorting facilities. There is also an ironmonger's and a micro brewery.

The property is situated within walking distance to open fields and plenty of wooded walkways.

The property is situated within walking distance of the Grade 1 (outstanding) Ofsted middle school Robert Bloomfield Academy which is being adapted to a two tier system. Other local schools within walking distance include Samuel Whitbread Academy, Shefford Lower School, Shefford Nursery, BEST nursery and Acorn Preschool.

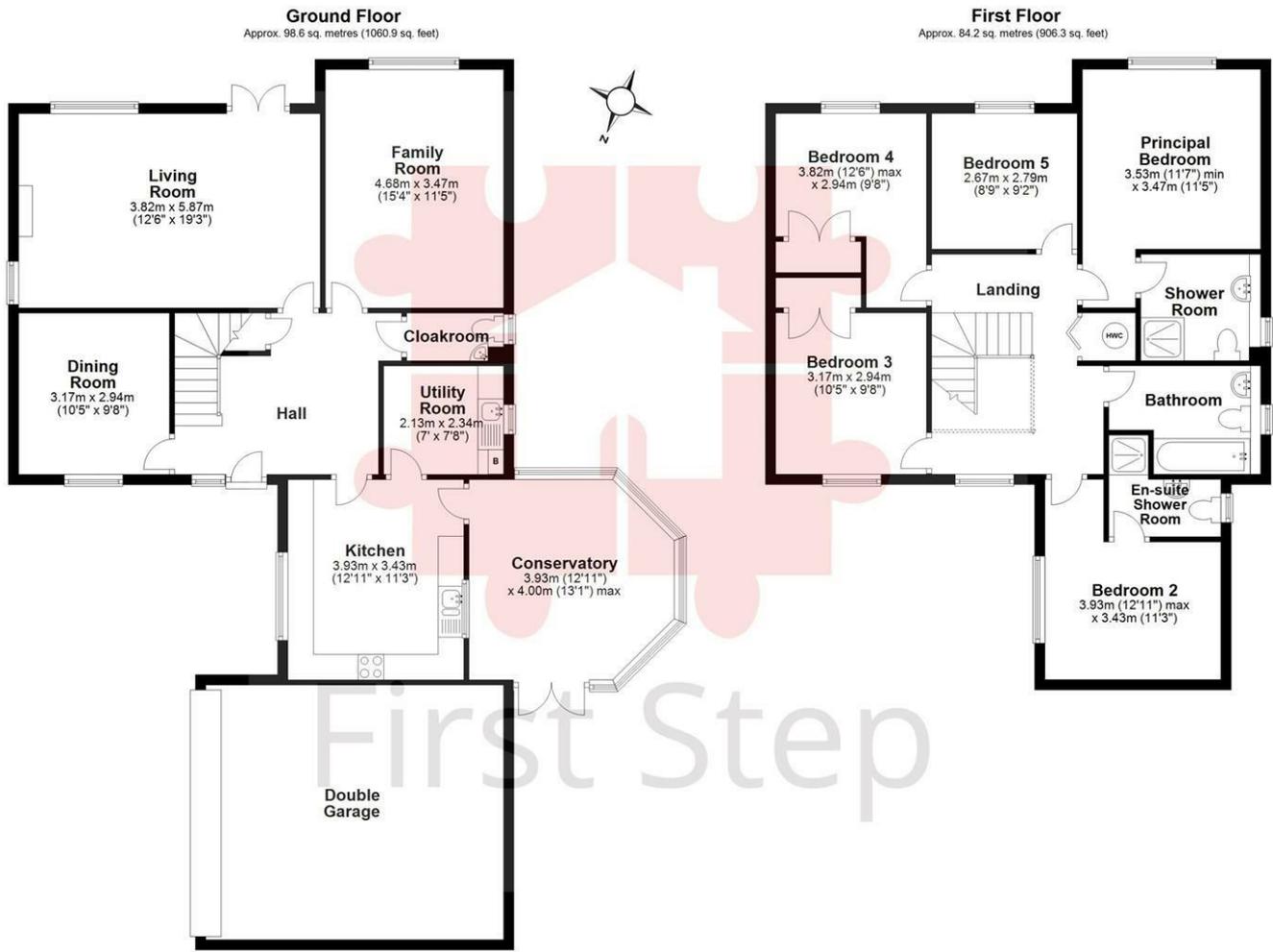
Shefford has a Non-League football club Shefford Town & Campton F.C. who play at STMA (Digswell). There is also a Shefford Saints (Junior) FC where girls and boys from Shefford and the surrounding villages are able to join from the U5 Development squad up to U16 merging into the Adult team.

#### Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by the agent, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.





**Ground Floor**  
Approx. 98.6 sq. metres (1060.9 sq. feet)

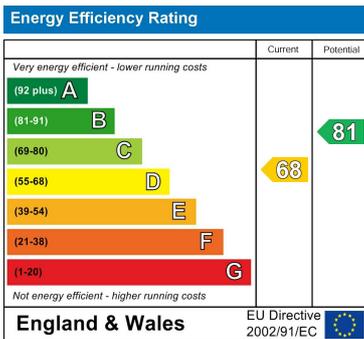
**First Floor**  
Approx. 84.2 sq. metres (906.3 sq. feet)

Total area: approx. 182.8 sq. metres (1967.2 sq. feet)

Council Tax Band

G

Energy Performance Graph



Call us on

01462 659 730

sales@firststep.ltd

www.firststep.ltd

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



First Step