



**21 Mallard Close, Shefford,
Bedfordshire. SG17 5YS**

£349,950


Stephens
Residential Sales & Lettings

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A very nicely presented family semi located in a well regarded cul de sac within walking distance of Shefford's attractive market town and facilities.

The accommodation comprises of entrance hall, downstairs cloakroom, lounge, dining room, fitted kitchen, conservatory, three bedrooms with en-suite to master and a family bathroom.

Outside presents a well tended rear garden giving access to a single garage with driveway parking in front for two vehicles.

VIEWING IS HIGHLY ADVISED

The property in further detail comprises: -

ENTRANCE HALL

Stairs to first floor, tiled flooring, door to cloakroom, radiator.

CLOAKROOM

Low level WC, wash hand basin, part tiled walls, radiator, double glazed window to front aspect.



LOUNGE 17'10 x 13'9 (5.43m x 4.19m)

Double glazed window to front aspect, access to dining room, understairs cupboard, laminated 'wood effect' flooring, two radiators, coved ceiling.



DINING ROOM 9'2 x 8'7 (2.79m x 2.61m)

Doors to Conservatory, door to kitchen, radiator, Laminated 'wood effect' flooring, coved ceiling.



KITCHEN 9'1 x 8'0 (2.77m x 2.44m)

Fitted with a range of eye and base level cupboard and drawer units with surrounding work surfaces and inset sink unit with drainer, space for fridge/freezer, plumbing and space for a washing machine, built in oven with gas hob and extractor over, fitted gas boiler, part tiled walls, ceramic tiled floor, double glazed window to rear aspect.



CONSERVATORY 11'4 x 7'2 (3.45m x 2.18m)

Upvc double glazed with ceramic tiled floor and under floor heating. Door to garden.

FIRST FLOOR ACCOMMODATION

LANDING

Arched double glazed window to side aspect, access to loft via hatch, airing cupboard.



BEDROOM ONE 11'2 x 10'6 (3.40m x 3.20m)

Double glazed window to rear aspect, radiator, range of fitted wardrobes.

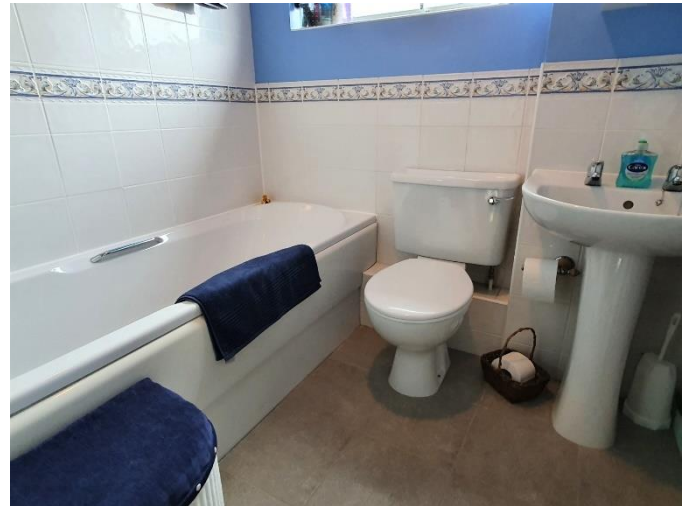
En Suite

Shower cubicle with powered shower, low level WC, wash hand basin, part tiled walls, double glazed window to rear aspect, heated towel rail, extractor fan.



BEDROOM THREE 9'3 x 7'0 (2.82m x 2.13m)

Double glazed arch window to front aspect, radiator.



BATHROOM

Fitted with a suite comprising of a low level WC, wash hand basin, panelled bath with shower attachment, part tiled walls, tiled floor, double glazed window to rear aspect, radiator.



BEDROOM TWO 10'0 x 9'2 (3.05m x 2.80m)

Double glazed window to front aspect, radiator.

OUTSIDE



REAR GARDEN

Laid to lawn with fenced boundaries, large patio area, raised borders, personal door to garage.

FRONT GARDEN

Laid to lawn, block paved driveway for two vehicles leading to garage.

GARAGE

Single, with up & over door, power and light, boarded loft space with ladder..

COUNCIL TAX

Band D – Central Bedfordshire Council –
2021/22 - £2096.77

AGENTS NOTE

We have not tested the apparatus, equipment, fittings or services for this property. Interested parties should therefore satisfy themselves as to the condition of any such item considered material to the purchase. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

These details are a guide only and their accuracy is not guaranteed.

These are draft details yet to be approved by the vendors.

Energy Performance Certificate

Rated C – expires 9th April 2031 – see online portals for graph.

Floorplan



Total area: approx. 98.3 sq. metres (1058.3 sq. feet)

Additional Photos





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