

SHELFORD HOUSE, COLMWORTH, MK44 2LA



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A spectacular newly built detached house with 4 double bedrooms situated in a private and gated location. The house has been finished to an extremely high standard and has several stunning features such as its bespoke fitted kitchen, open tread oak staircase and luxury bathrooms.

The ground floor has under floor heating throughout which can be controlled by individual thermostats in each room. The first floor is heated by radiators and heated towel rails in the bathrooms.



GROUND FLOOR

Ground Floor - The front door opens into a large entrance hall leading to the sitting room, WC, study, utility room and Kitchen/Diner, as well as stairs leading to the first floor. Large windows fill the space with natural light as well as a number of up and down wall lights.



Reception Room (6.1m x 5.1m) - Floor to ceiling windows looking onto the front of the house allow for a vast amount of natural light in the room. Double glazed glass doors give access from the living room to the garden.



Sitting room (5.1m x 4.4m) - has dual aspect windows looking onto the garden.

Study (3.5m x 3.4m) - features oak flooring and windows looking onto the garden.



The Downstairs Cloakroom has a wall hung WC, tiled flooring, washbasin and storage cupboard. The Utility room has tumbled Marble flooring and built in cupboard units with sink.

KITCHEN DINER



Kitchen/Diner (9.2m x 5.8m) - Double oak doors from the entrance hall lead to a light and bright room with triple aspect windows and finished with tumbled marble flooring. The kitchen itself is fitted with Shaker style units and black granite worktops complete with fully integrated appliances including a Bosch induction hob and oven.

A double ceramic Belfast sink complete with two draining boards sits under windows looking onto the garden.



The central island unit which is lit by two hanging lights also features a breakfast bar with an Iroko wood worktop. All units are soft touch and top cupboards are under lit with LEDs.

BEDROOMS



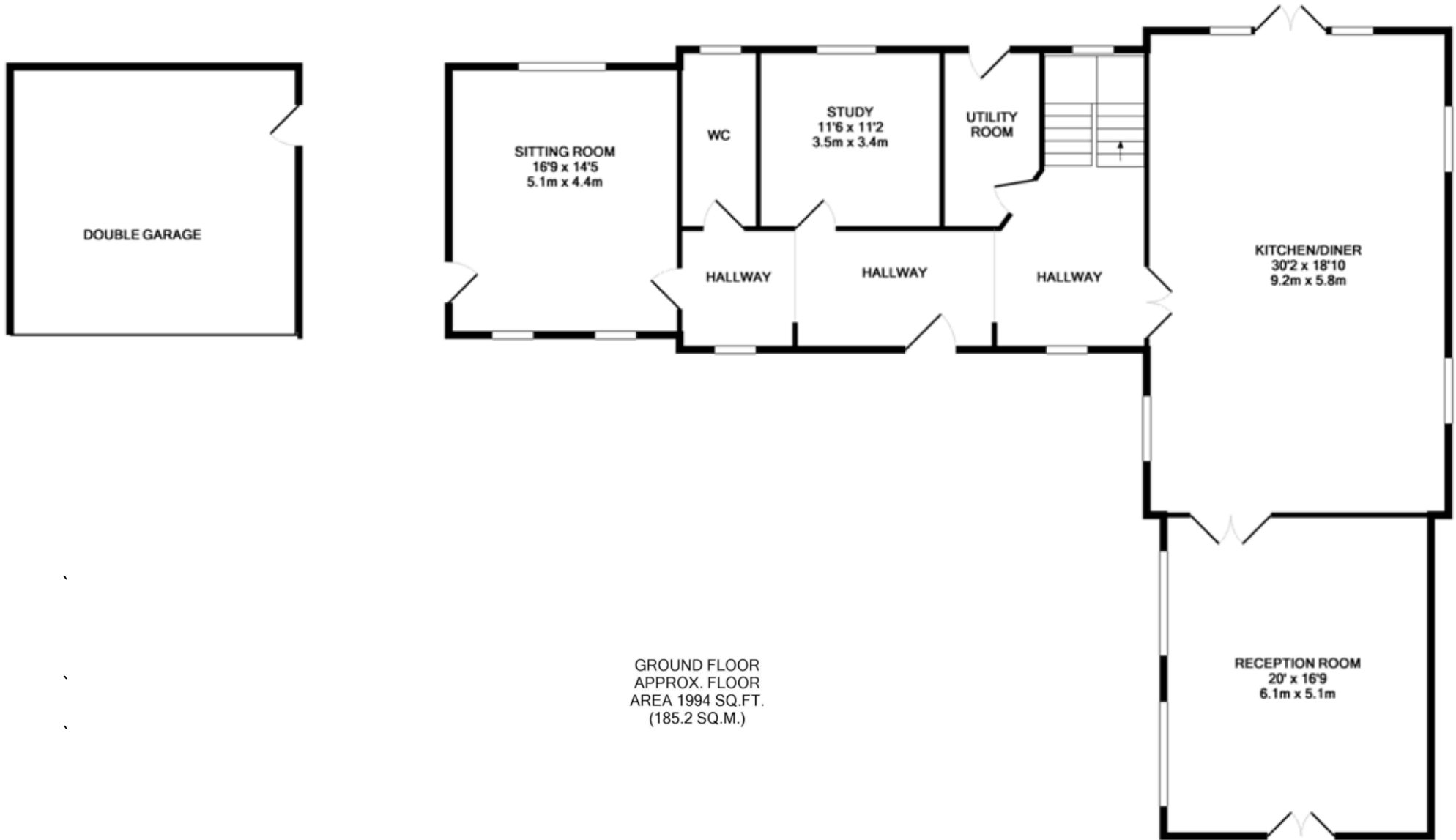
The Master Bedroom (6.5m x 5.8m) - A Juliet balcony gives both light and a view over the garden whilst sloping ceilings add character to this room. Two further roof lights allow for more natural light to fill the room. The ensuite bathroom features a walk in glass shower, wall hung WC, heated towel rail, double headed inset bath finished with LED lit recesses for storage. The wash basin lies within a large vanity unit with push touch storage cupboards, a mirror with LED lights is set above. A sloping roof light adds natural light to the room.



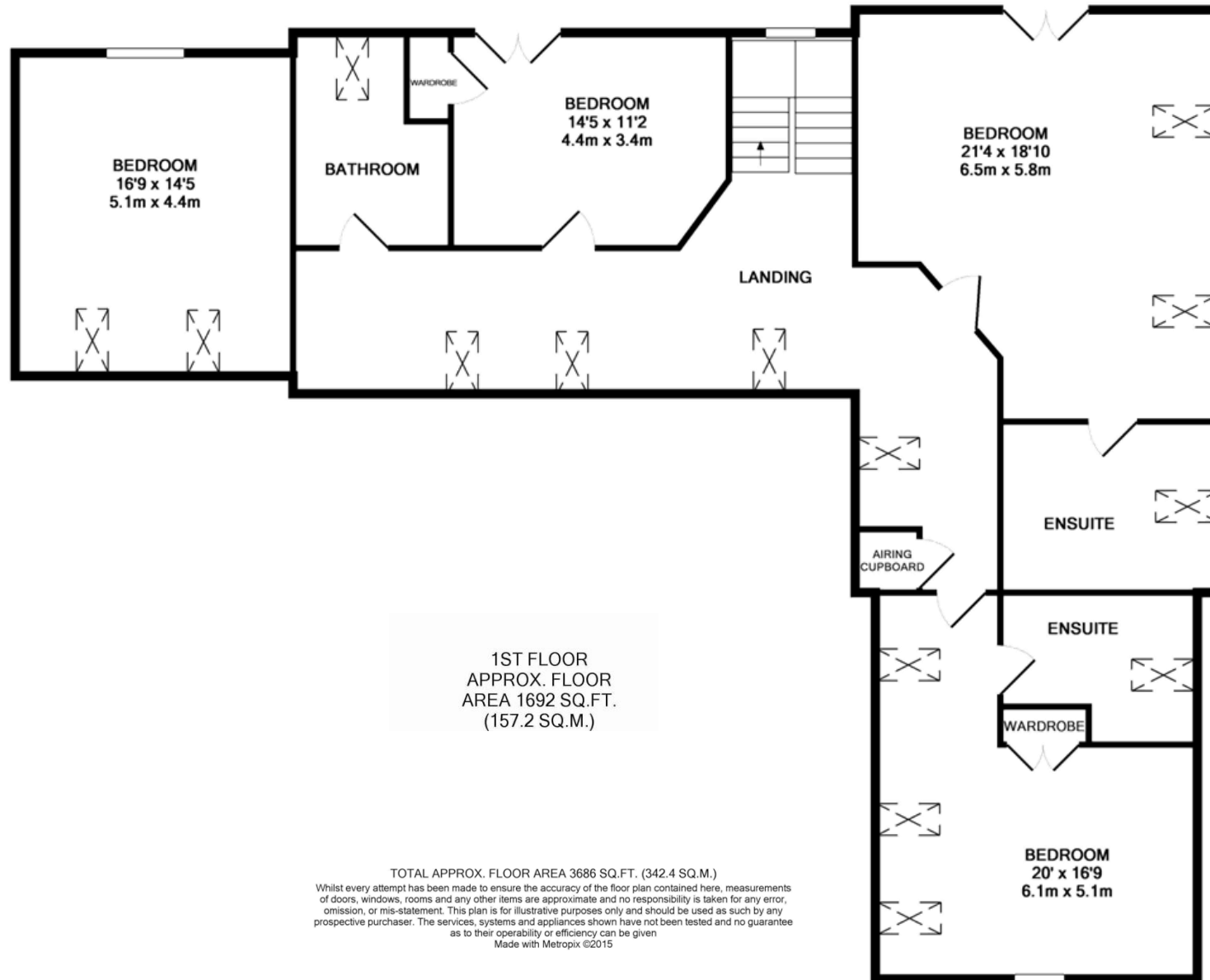
Family bathroom - Set between bedrooms 3 and 4, the family bathroom features a walk in glass shower, wall hung WC, heated towel rail, double headed inset bath finished with LED lit recesses for storage. The washbasin lies within a large vanity unit with push touch storage cupboards, a mirror with LED lights is set above. A large sloping roof light adds natural light to the room.



FLOORPLAN – GROUND FLOOR



FLOORPLAN – FIRST FLOOR



LOCATION

Colmworth is between Bedford and St. Neots, both offering rail services. The A1 is approximately 3.5 miles to the east of the village and provides a trunk road to the north and south of the country.



There are nearby primary school such as Kymbrook Lower School in Keysoe. There is also a choice of private schooling in the area, notably the Harpur Trust schools in Bedford and the nearby co-educational Kimbolton School.