



**33, Clifton Road**  
Shefford,  
Bedfordshire, SG17 5AE  
Offers in Excess of: £375,000



This 4 bedroom Victorian home has been sympathetically updated and extended to provide spacious accommodation covering three floors with timber outbuilding and off road parking to the rear.

- Spacious 21ft kitchen/diner with granite worksurfaces and central island
- Separate living room with feature fireplace
- 15ft Basement room with power/light (restricted head height)
- Ground floor utility and cloakroom
- Top floor 27ft master bedroom with en-suite shower room
- First floor family bathroom with 4-piece suite
- Garage and large timber outbuilding with power/light and further store

## GROUND FLOOR

### Entrance

Reception door into:

### Living Room

13' 6" x 12' 0" (4.11m x 3.66m) Double glazed sash window to front. Victorian style cast iron feature fireplace. Picture rail. Victorian style cast iron radiator. Door into:

### Inner Lobby

Stairs rising to first floor accommodation. Door into:

### Kitchen/Dining Room

21' 5" x 13' 6" (6.53m x 4.11m) A range of base units with granite worksurfaces and upstands. Central island with cupboards/drawer unit below and stainless steel one & half bowl sink with granite drainer and swan neck mixer tap over. Rangemaster cooker (available by separate negotiation) with stainless steel splashback and extractor hood over. Integrated dishwasher. American style fridge/freezer (available by separate negotiation). Tiled flooring. Radiator. Double doors with access to the rear garden and parking. Door to cellar. Door to utility and cloakroom.

### Utility Room

Base units with worksurface and inset stainless steel sink and drainer unit with tiled splashback. Tiled flooring. Extractor. Space and plumbing for washing machine and tumble dryer. Double glazed window to rear. Stable door opening onto the rear courtyard with access to the rear garden. Door into:

### Cloakroom

Low level flush wc. Radiator. Tiled flooring



## LOWER GROUND FLOOR

### Basement Room

15' 4" (max) x 13' 10" (max) (4.67m x 4.22m)  
Restricted head height. Wall mounted gas boiler and megaflor hot water cylinder. Power and light connected.

## FIRST FLOOR

### Landing

Doors into bedrooms 2, 3, 4 and family bathroom. Radiator. Stairs rising to second floor accommodation.

### Bedroom 2

13' 6" x 12' 0" (4.11m x 3.66m) Double glazed sash window to front. Radiator. Picture rail. Feature cast iron fireplace. Storage cupboard.

### Bedroom 3

9' 11" x 9' 8" (3.02m x 2.95m) Double glazed window to rear. Radiator.

### Bedroom 4

12' 11" x 6' 2" (3.94m x 1.88m) Double glazed window to rear. Radiator.

### Bathroom

Four piece suite comprising panel enclosed bath, double shower cubicle, low level flush wc and pedestal wash hand basin. Radiator. Partially tiled walls. Picture rail.

## SECOND FLOOR

### Landing

Velux window. Storage cupboard. Open to:

### Bedroom 1

27' 0" (max) x 10' 11" (max) (8.23m x 3.33m) Two velux windows to front. Two built-in wardrobes. Door to:

### En-Suite Shower Room

Suite comprising shower cubicle, low level flush wc and pedestal mounted wash hand basin. Partially tiled walls and ceramic tiled flooring. Chrome heated towel rail. Extractor fan.

## OUTSIDE

### Front Garden

Brick retaining wall to front with hedge screening and wrought iron gated access with Victorian style pathway to front door.

### Courtyard Garden & Parking

Rear courtyard with double gates opening to shared in/out driveway providing access to off road parking for 1 car. Timber store with power/light with further adjoining timber shed.

### Garage

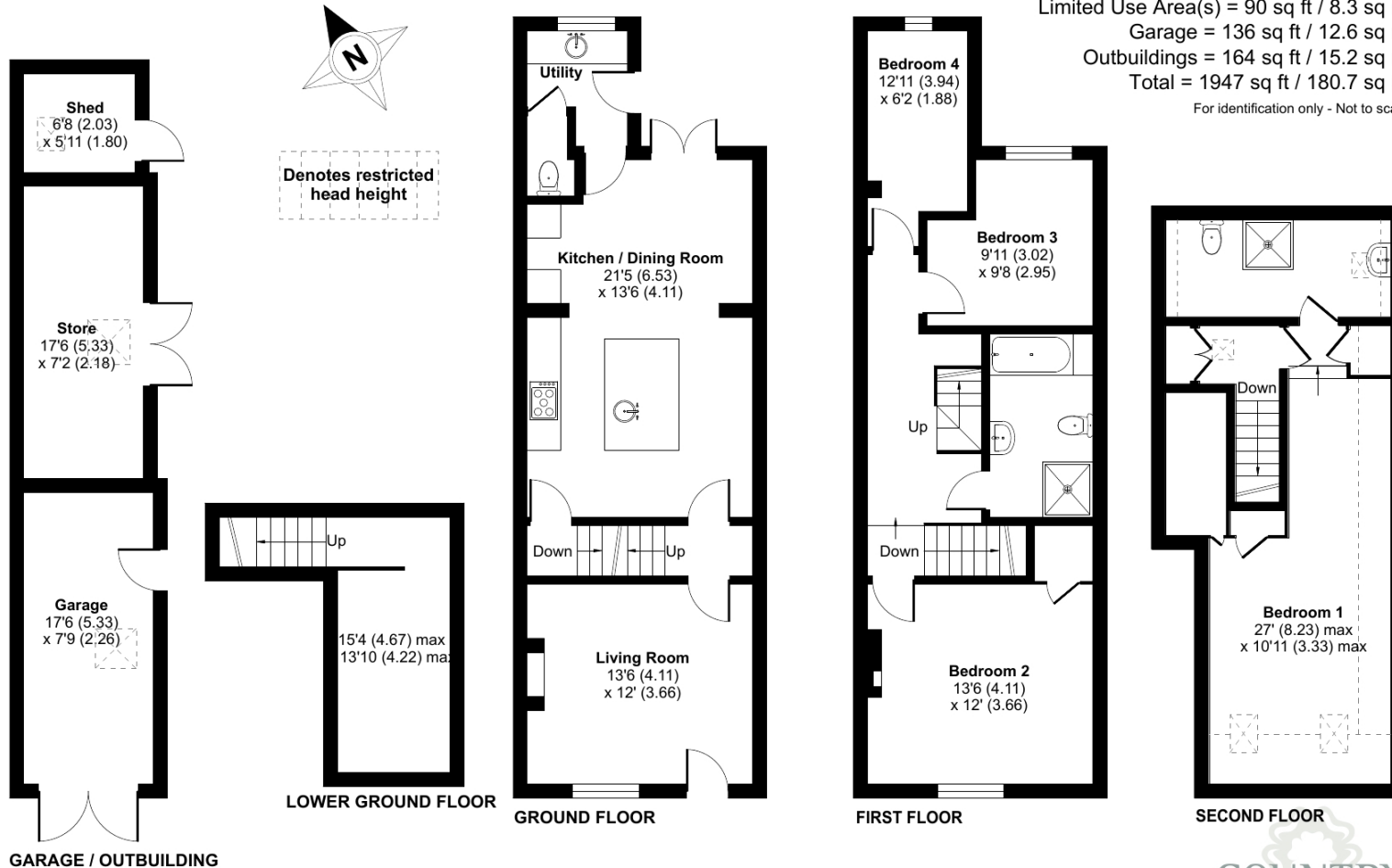
17' 6" x 7' 9" (5.33m x 2.36m) Timber construction with double doors and power/light.

### Rear Garden

Laid to lawn with stepping stone pathway leading to paved patio area and sunken pond. Steps up to raised decked patio and shingled area.

PRELIMINARY DETAILS - NOT YET APPROVED  
AND MAY BE SUBJECT TO CHANGES





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		75	
		57	
England, Scotland & Wales			
		EU Directive 2002/91/EC	

**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1001936



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Viewing by appointment only

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