



Plot B Broad Street, Clifton, Shefford, Bedfordshire. SG17 5RP







## 3 Bedroom Bungalow

**£595,000**

Two, traditionally built brick and block brand new bungalows situated in a very sought after and popular village of Clifton. These two bungalows are built to an exacting standard with either three bedrooms or two bedrooms and a study. The really lovely feature is the 7.9 meter/26 foot kitchen family room with a set of double opening Cosentino doors to the patio and garden. The bungalows are energy efficient with air source heat pumps and UPVC double glazed windows. They are conveniently located and you are 0.37 of a mile from the local Tesco Express for all of life's essentials.

- Brand new
- Two or three bedrooms
- 10 year build warranty
- 26 ft kitchen and lounge
- Energy efficient air source heat pump
- 1075 square feet approximately GEA
- 2 parking spaces and electric charging point
- Landscaped garden
- Awaiting EPC. Awaiting council tax band

## **Ground Floor**

### **Entrance Hall:**

Amtico floor and zoned underfloor heating continues through to the kitchen and living area.

### **Kitchen & Lounge:**

A lovely and particularly spacious room approximately 26 ft in length with two sets of Cosentino style doors leading to the garden and patio. The kitchen will have a central peninsula and the wall and base units will be sage colour from the Millta range including contrasting quartz worktops. All of the integrated appliances are AEG including a wine cooler, fridge freezer, dishwasher, double oven, induction hob, washing machine and underfloor heating.

### **Bedroom One:**

Double bedroom, dual aspect front and side window. The floors to be carpeted

### **En-suite:**

A well appointed tiled bathroom with a window to the side. There is a floor level walk in shower cubicle and wash hand basin.

### **Bedroom Two:**

Double bedroom with a window to front. Carpeted floors.

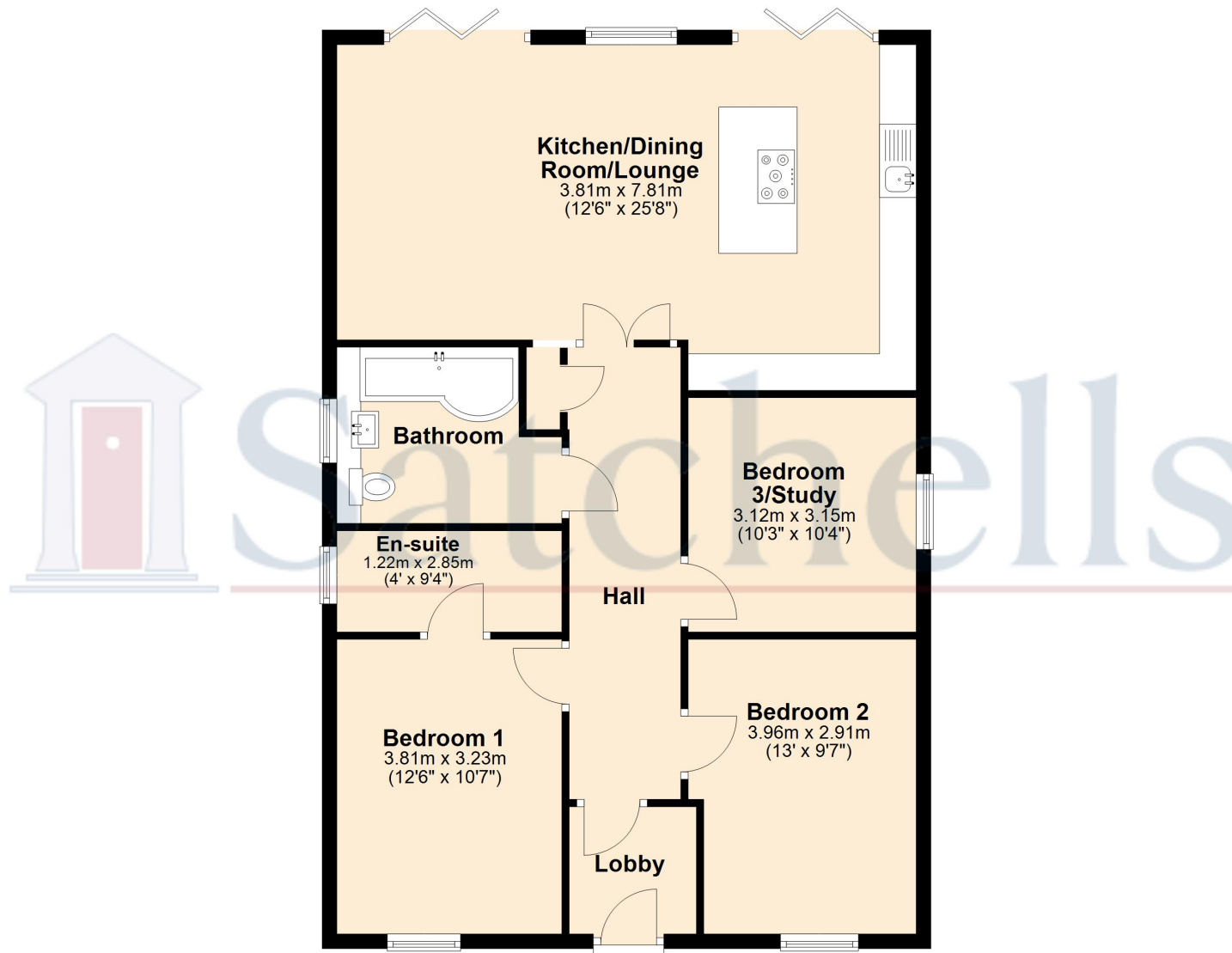
### **Bedroom Three/Study:**

Small double bedroom or study, with carpet floors. Window to side.

### **Agents Note:**

Draft particulars yet to be approved by vendor and maybe subject to change.

## Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.