



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

 **Satchells**



## 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:**

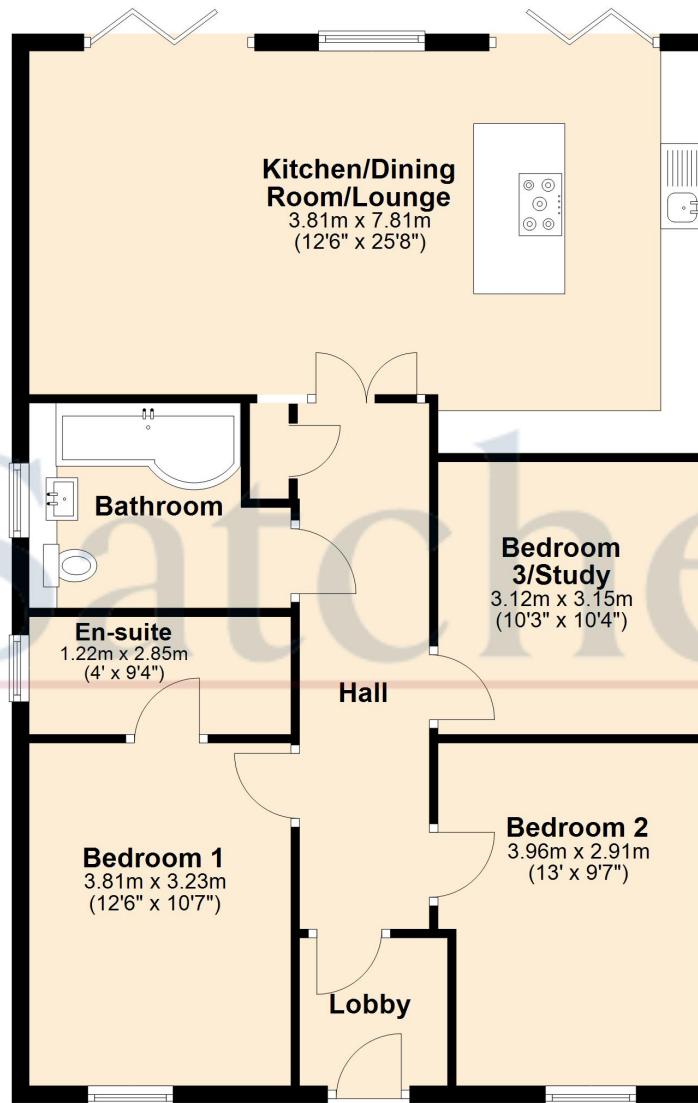
Small double bedroom or study, with carpet floors. Window to side.

### **Agents Note:**

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

These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

## 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.