



251 Shefford Road, Clifton, Bedfordshire. SG17 5WB

| Satchells





## 2 Bedroom Bungalow

### Guide Price £525,000 Freehold

Welcome to this stunning detached brand new bungalow tucked away on a quiet cul-de-sac with just three homes. Offering approximately 1,133 sq. ft. of stylish, comfortable living lateral space—perfect for a relaxed lifestyle. Offering two double bedrooms, a bright spacious fully fitted kitchen/living room that flows seamlessly towards the landscaped rear garden. Unique added bonus: A sizeable roof void equipped with attic trusses allows for future potential to transform this area into a third bedroom, study, or hobby room.

- Brand new detached bungalow
- 10 year new build warranty
- Two double bedrooms
- Four piece family bathroom
- Stunning kitchen/dining/living room
- Concertina style doors to the garden
- Traditional build
- Parking for several cars and electric car charging point
- Energy efficient 'Air Source' heat pump
- Viewing highly recommended
- EPC rating B. Awaiting council tax band

**Ground Floor:****Front Door:**

Double glazed composite front door.

**Entrance Hall:**

Loft access. Smoke alarm. Tiled flooring with under floor heating.

**Bedroom One:**

Abt. 11' 9" x 11' 0" (3.58m x 3.35m) A large double bedroom with media point. Double glazed window to front. Carpet as fitted with underfloor heating.

**Bedroom Two:**

Abt. 11' 9" x 11' 0" (3.58m x 3.35m) Media point. Double glazed window to front. Carpet as fitted with underfloor heating.

**Kitchen/Dining/Living Room:**

Abt. 34' 7" x 16' 2" (10.54m x 4.93m) maximum measurements. This stunning, well equipped kitchen comprises a comprehensive range of eye and base level units with ample work surfaces. Integrated appliances including fridge/freezer and dishwasher. One and a half bowl stainless steel single drainer sink unit. Built-in induction hob with extractor hood over. Eye level electric oven with microwave combi oven. Two double glazed windows to front and one to the side. Two double glazed Velux windows and double glazed bi-fold doors leading to the rear garden. Inset ceiling lights. Tiled flooring with under floor heating.

**Utility:**

Abt. 5' 2" x 10' 4" (1.57m x 3.15m) Fitted with a range of eye and base level units to match those of the kitchen. Ample work surfaces. Plumbing for a washing machine and space for a tumble dryer. Extractor fan. Tiled flooring with under floor heating.

**Bathroom:**

An oversized white four piece suite comprising panelled bath with mixer taps, fully tiled corner shower cubicle with shower, vanity unit with inset wash hand basin and low level WC. Heated towel rail. Part tiled walls. Double glazed window to rear. Extractor fan. Inset lighting. Tiled flooring with under floor heating.

**Outside:****Front:**

A block paved frontage provides off road parking for two or more vehicles. Bordered by plants and shrubbery. EV charging point. Outside light.

**Rear Garden:**

A large patio area welcomes you into this generous garden with the remainder laid to an established lawn. Air source heat pump. Side gate access. Outside tap. Outside lights.

**Additional Information:**  
**Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

**Agents Note:**

Draft details yet to be approved by the vendor and may be subject to change.





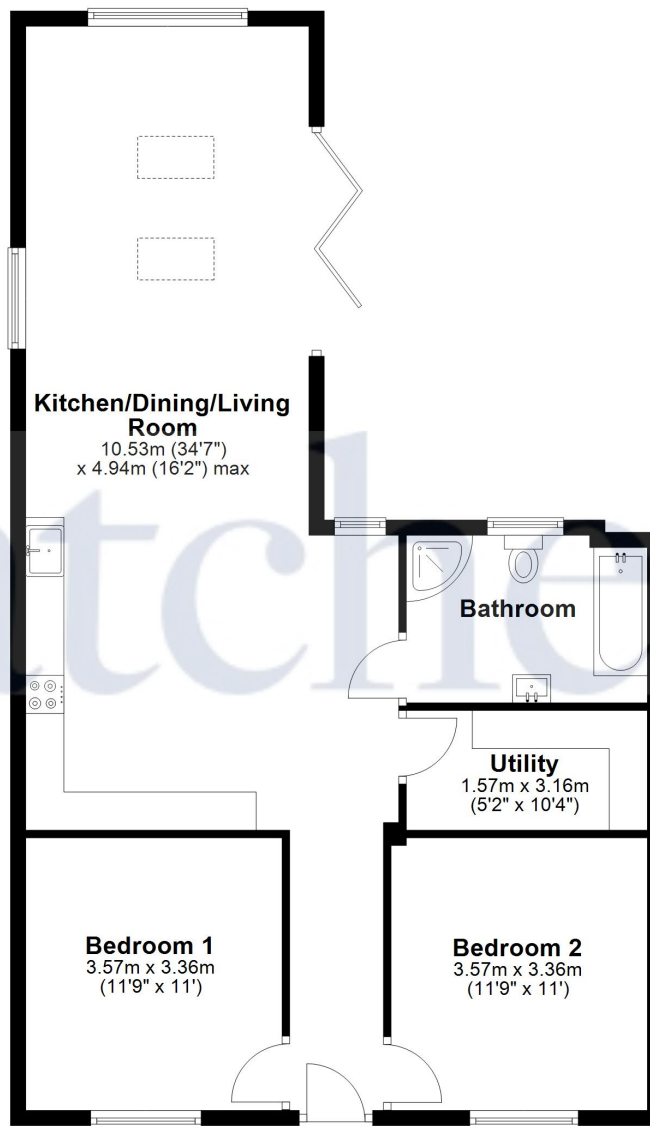


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

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## 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.