

Offers in Excess of £850,000

Bedfordshire, SG17 5AA

Shefford,

Clifton Road

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Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: shefford@country-properties.co.uk

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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LOCATION LOCATION LOCATION! This individual five bedroom beautifully presented detached home offers versatile accommodation for all the family and has stunning elevated views across the river. Occupying a secluded location in the heart of Shefford this property certainly has the 'WOW' factor and the garden/deck is the perfect entertaining space on those 'alfresco' evenings.

- A real credit to the current owners - simply stunning throughout !
- 2 further reception rooms offering versatility for home office if required
- Riverside views from the balcony on bedroom 1 and 2
- Bedroom 5 on 2nd floor with it's own snug/lounge & en-suite
- Private no through road with driveway providing off road parking for up to 8 cars
- Five double bedrooms - 3 with en-suite facilities & further family bathroom
- Impressive master bedroom with built in wardrobes, en-suite and balcony
- South westerly aspect rear garden with raised deck overlooking the river



## Floor Plans



Approximate Area = 2439 sq ft / 226.5 sq m (excludes eaves)

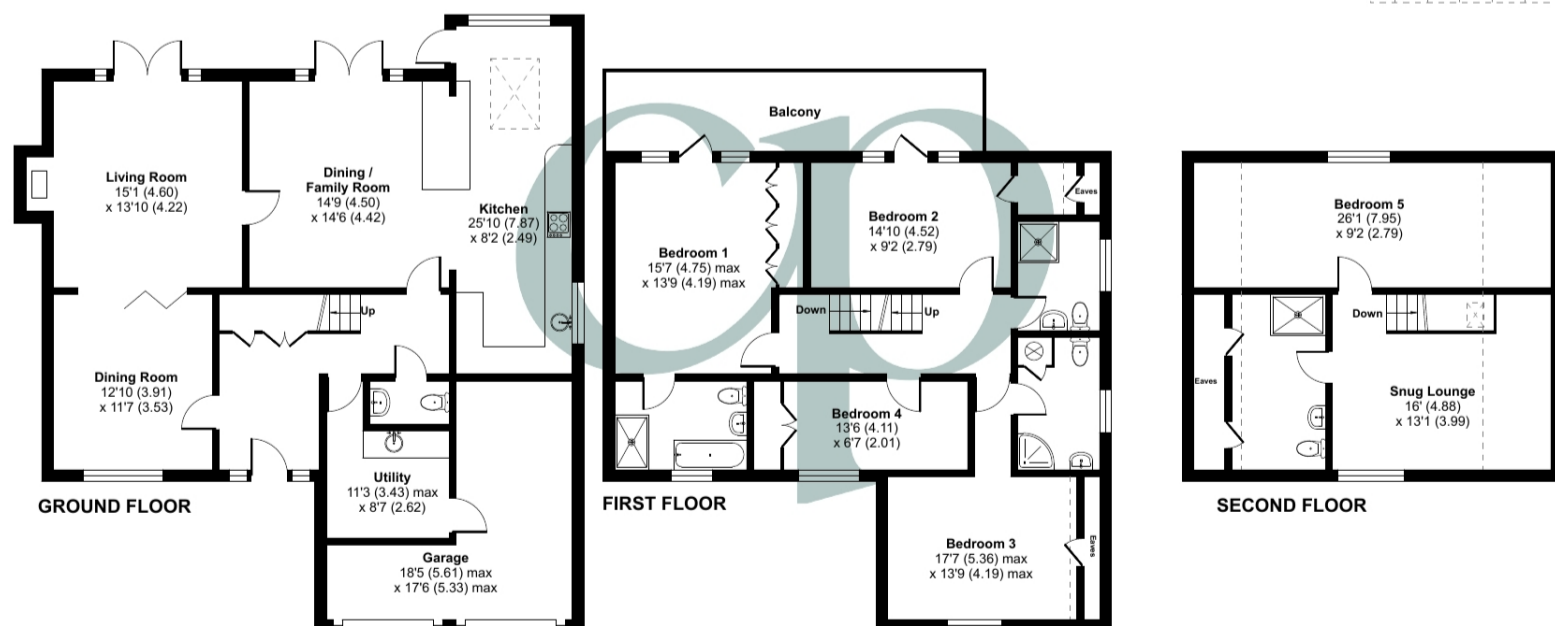
Limited Use Area(s) = 163 sq ft / 15.1 sq m

Garage = 201 sq ft / 18.6 sq m

Total = 2803 sq ft / 260.2 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1165492

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



**GROUND FLOOR**

**Entrance Hall**

25' 10" x 8' 2" (7.87m x 2.49m) A comprehensive range of wall and base units with quartz worksurfaces and upstands. Inset induction hob with extractor hood over. Stainless steel sink with drainer and mixer tap over. Eye level wi-fi controlled Siemens oven, combination microwave and warming drawer. Siemens coffee maker. Roof lantern. Karndean flooring. Radiator. Double glazed door and feature picture window overlooking the rear garden plus further double glazed window to side. Peninsula island with storage cupboards, under counter fridge and solid wood worksurface over.

**Clockroom**

Feature wood panelling. Stairs rising to first floor with smart range storage under. Amtico flooring. Radiator. Doors into clockroom, utility room and kitchen/dining/family room.

**Dining Room**

Suite comprising wc and pedestal wash hand basin with tiled splashback. Amtico flooring.

**Living Room**

15' 1" x 13' 10" (4.60m x 4.22m) Feature open fireplace with inset wood burning stove. Karndean flooring. Radiator. Double glazed french doors with sidelights, opening onto the rear garden. Part glazed door into

**Dining/Family Room**

14' 9" x 14' 6" (4.50m x 4.42m) Feature wood panelling. Karndean flooring. Double glazed french doors with sidelights, opening onto the rear garden. Door into living room.

**Utility Room**

11' 3" (max) x 8' 7" (3.43m x 2.62m) A range of wall and base units with complementary worksurfaces over. Stainless steel sink with drainer. Space for American style fridge freezer. Door into garage.

**FIRST FLOOR**

**Landing**

Doors into bedrooms 1, 2, 3, 4 and shower room. Stairs rising to second floor accommodation.



### Bedroom 1

15' 7" (max) x 13' 9" (max) (4.75m x 4.19m)  
Feature wood panelling. A range of fitted wardrobes. Radiator. Door with windows to either side, opening onto the balcony. Partially glazed door into:

### En-Suite Bathroom

Suite comprising double ended whirlpool bath with shower attachment, double shower cubicle with rainfall shower and shower attachment, wc with concealed cistern and vanity wash hand basin with a range of fitted cupboards. Heated towel rail. Fully tiled walls and flooring. Double glazed window to front with fitted shutters.

### Balcony

Laid to artificial lawn with decked area. Overlooking the garden with views over the river.

### Bedroom 2

14' 10" x 9' 2" (4.52m x 2.79m) Feature wood panelling. Radiator. Double glazed door with sidelights opening onto the balcony. Door to walk-in wardrobe.

### Bedroom 3

17' 7" (max) x 13' 9" (max) (5.36m x 4.19m)  
Double glazed window to front. Eaves storage. Contemporary radiator. Access to boarded loft with power and light via a ladder. Door into:



### En-Suite (3)

Suite comprising shower cubicle, vanity wash hand basin and low level wc. Heated towel rail. Airing cupboard. Obscure double glazed window to side.

### Bedroom 4

13' 6" x 6' 7" (4.11m x 2.01m) Feature wood panelling. Wardrobes. Radiator. Double glazed window to side. Eaves storage.

### Family Shower Room

Suite comprising double shower cubicle with rainfall shower and mixer attachment, low level wc and pedestal wash hand basin. Heated towel rail. Obscure double glazed window to side.

## SECOND FLOOR

### Snug Lounge

16' 0" x 13' 1" (4.88m x 3.99m) Double glazed window to front. Velux window. Radiator. Door into:

### Bedroom 5

26' 1" x 9' 2" (7.95m x 2.79m) Double glazed window to rear. Access to loft boarded space. Radiator.

### En-Suite Shower Room

Suite comprising shower cubicle, low level wc and wash hand basin. Heated towel rail. Karndean flooring. Eaves storage.

## OUTSIDE

### Front Garden

Laid mainly to lawn with paved footpath to front door. Gravelled driveway providing off road parking for up to 8 cars. Electric car charging point. Feature circular brick water feature. Double gates providing side access to rear garden.

### Rear Garden

South westerly aspect rear garden laid to artificial lawn with paved patio area and further raised decked area overlooking the river. Pergola - available by separate negotiation. Paved area to the side with double gates leading to the driveway.

### Garage

Part converted to provide the utility room. Electric up & over door, power and light connected. Wall mounted gas boiler.

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

