



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







## 3 Bedroom Semi-Detached House

### £495,000

In the desirable village of Clifton, two exceptionally spacious semi-detached homes are almost finished. A stunning ground floor with a shower room, a spacious living area with a wood-burning stove, and double doors leading to an amazing open-plan kitchen, dining area, and family room, measuring roughly 7 m by 7 m (23 ft by 23 ft), with Cosentino-style doors leading to the patio and garden, is now available thanks to the extension and complete renovation of the existing homes. Bosch will supply the kitchen appliances and the property has also been equipped with brand-new radiators and a gas boiler system. Available now to view!



- Three double bedrooms
- Approximately 1185 sq ft
- 7m x 7m or 23 x 23 ft kitchen/family room
- Parking for 3 cars
- Open plan downstairs
- Chain free
- Awaiting EPC. Awaiting council tax band

## **Ground Floor**

### **Entrance:**

The entrance hall has luxury Vinyl flooring and door into hallway.

### **Lounge:**

Abt. 16' 7" x 10' 4" (5.05m x 3.15m) A well proportioned room with a window to the front and a lovely wood burning stove fitted. Double doors lead to the vast open plan kitchen/family room.

### **Kitchen & Family Room:**

Abt. 23' 4" x 20' 4" (7.11m x 6.20m) This is a lovely L shape open plan room with a window to the rear and Cosentino style door to the patio and garden which floods the room with light. There is ample space for a dining room table and lounge furniture so the family can relax and enjoy. This will be the focal point of the property. The kitchen has a full range of integrated Bosch appliances .

### **Shower Room:**

There is a shower room on the ground floor with a front aspect window. Fitted with a low level WC and wash hand basin.

## **First Floor**

### **Bedroom One:**

Abt. 10' 5" x 10' 2" (3.17m x 3.10m) Double bedroom with window to front and laid to carpet and radiator

### **Bedroom Two:**

Abt. 13' 1" max x 7' 6" (3.99m x 2.29m) Double bedroom. Window to front and laid to carpet with radiator

### **Bedroom Three:**

Abt. 8' 6" x 7' 8" (2.59m x 2.34m) Double bedroom with window to side aspect, laid to carpet and radiator

### **Outside**

#### **Parking:**

Both plots have parking for up to 3 vehicles

#### **Rear Garden:**

The garden to the rear leads to lawn with fencing and measures 32 ft in length. 83 has a larger garden than 85 but 85 is wider and shorter.

#### **Outside:**

Patio area and landscaped lawned garden with gated side access.

**Agents Note:**

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

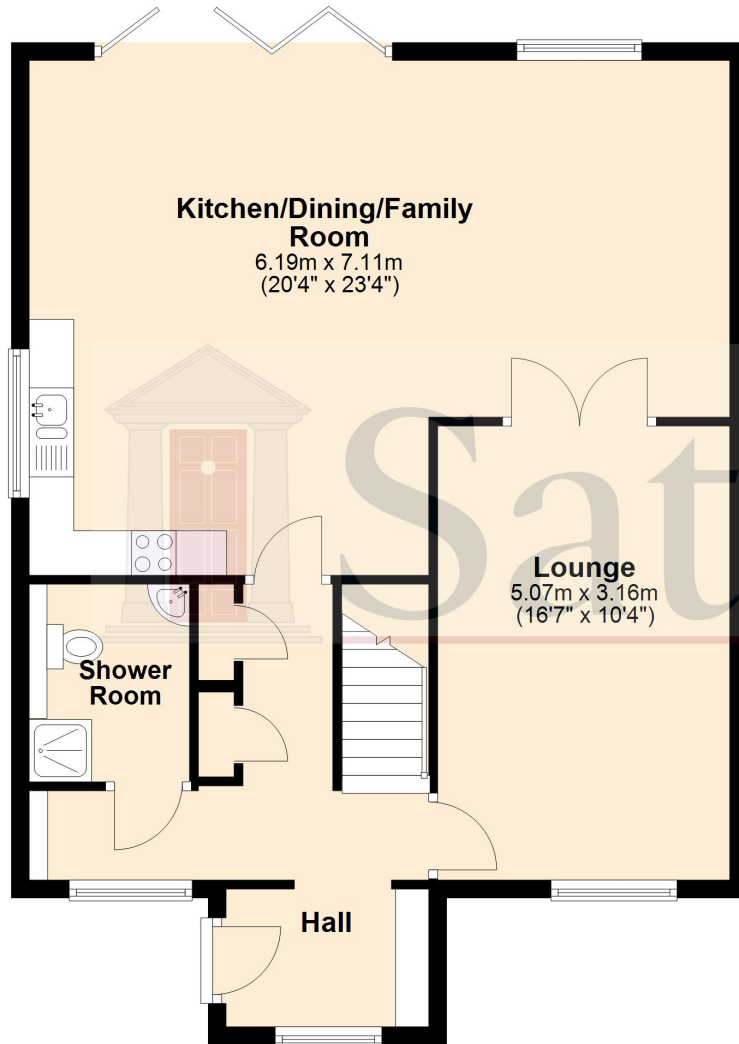




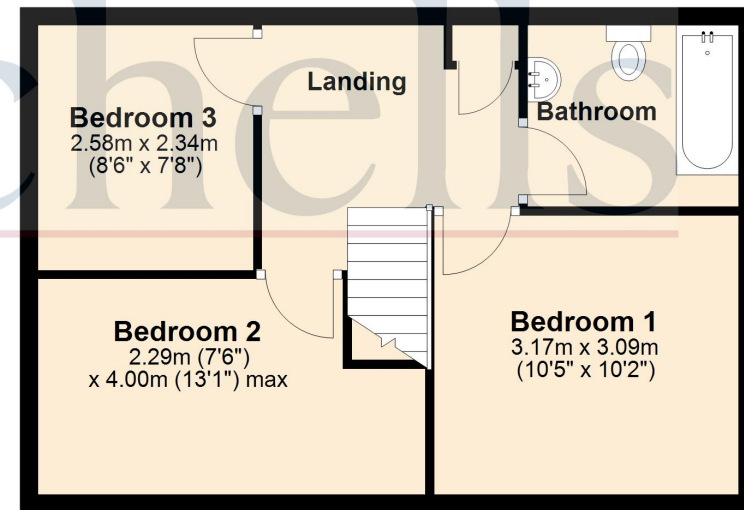


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



## First Floor



For illustration 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.