



44, Herberts Meadow

Clifton, Shefford,
Bedfordshire, SG17 5FU
£465,000

country
properties

This beautifully presented three bedroom detached home in the popular village of Clifton is a real credit to the current owner. The property has a generous garden and is just a short stroll from village amenities and highly regarded schooling.

- Beautifully presented throughout
- Underfloor heating to ground floor
- Bedroom 1 with Built In Wardrobe & stylish en-suite shower room with Porcelanosa tiling
- Driveway parking for 2-3 cars
- A short stroll to village amenities including public house, Tesco Express, post office, butchers, Community Centre and highly regarded schooling
- 18ft living room with dual aspect windows and patio doors leading onto rear garden

Ground Floor

Entrance Hall

Stairs to first floor. Understairs storage cupboard. Karndean wood effect flooring. Underfloor heating.

Cloakroom

Suite comprising of: WC., pedestal wash hand basin. Porcelanosa tiling. Heated towel rail. Extractor. Karndean wood effect flooring. Underfloor heating.

Kitchen/Dining Room

14' 7" x 10' 8" (4.45m x 3.25m) Range of base and wall units with complementary work surfaces over. Single stainless steel sink with swan neck mixer tap over. Integrated electric oven with Siemens 4 ring gas hob and Zanussi extractor hood over. Integrated dishwasher. Integrated fridge freezer. Space and plumbing for washer/dryer. Vaillant boiler. USB socket. Underfloor heating. Karndean wood effect flooring. Dual aspect double glazed windows to front and side.

Living Room

18' 4" x 11' 7" (5.59m x 3.53m) Double glazed window to rear and double glazed patio doors leading to rear garden. Karndean wood effect flooring. Underfloor heating.

First Floor

Landing

Loft access. Cupboard housing cylinder. Radiator. Doors leading to



Bedroom 1

11' 2" x 10' 7" (3.40m x 3.23m) Double glazed window to front. Built in wardrobes. Radiator. USB socket. TV point. Door leading to

En suite

Three piece suite comprising: Separate corner shower cubicle, WC, pedestal wash hand basin. Porcelanosa tiling. Heated towel rail. Karndean flooring. Obscure double glazed window to front.

Bedroom 2

11' 0" x 8' 6" (3.35m x 2.59m) Double glazed window to rear. Radiator. TV point.

Bedroom 3

10' 5" x 6' 11" (3.17m x 2.11m) Double glazed window to rear. Radiator.

Bathroom

Three piece suite comprising of: Panelled bath fitted with wall mounted shower and glass screen. Pedestal wash hand basin, WC. Heated towel rail. Extractor. Karndean wood effect flooring. Obscure double glazed window to side.

Outside

Front Garden

Pathway leading to front door with mature shrub borders. Driveway providing off road parking for 3 cars.

Rear Garden

Landscaped rear garden mainly laid to lawn with mature shrub and flower borders. Paved patio area. Wooden shed to remain. Gated access to side.

Agents Note

The vendor informs us that there is an initial management fee for the communal areas of approx £220 per annum due January 2026.

Broadband Internet fibre to the property.

NHBC warranty until 2031

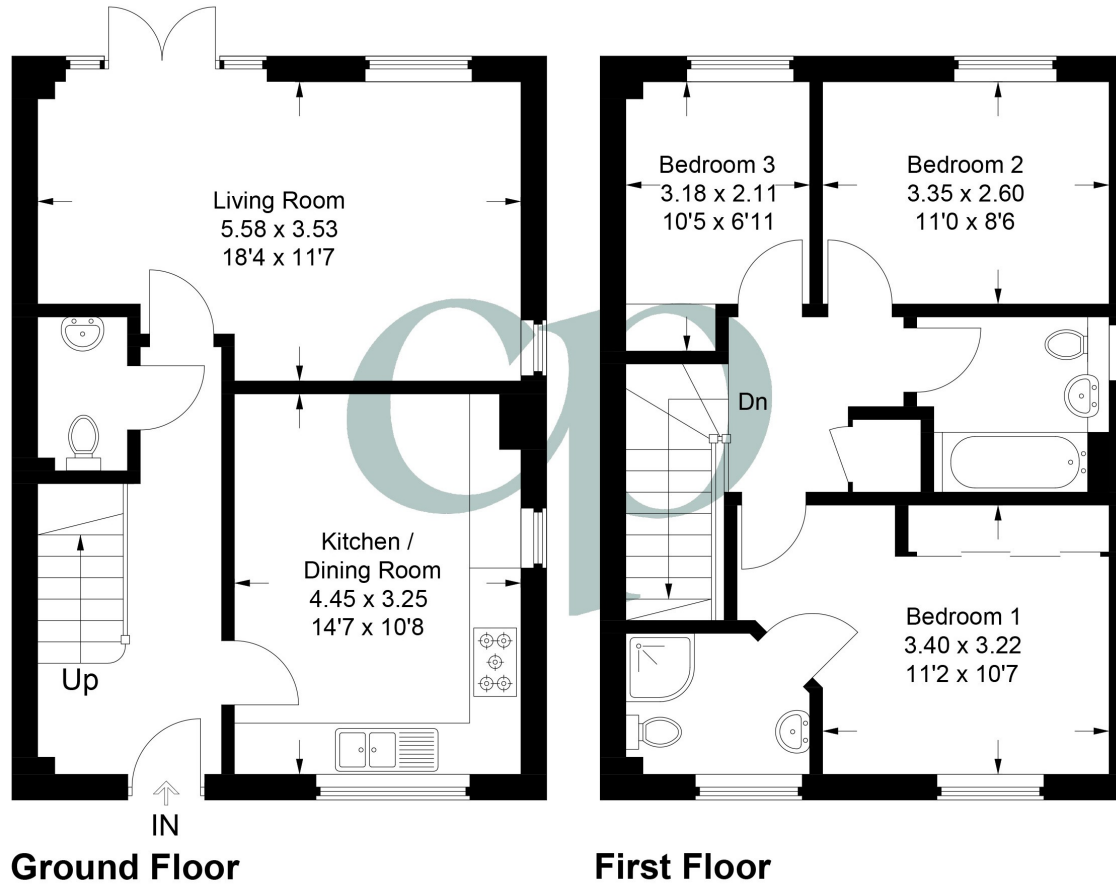
We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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



Approximate Gross Internal Area
Ground Floor = 46.2 sq m / 497 sq ft
First Floor = 45.8 sq m / 493 sq ft
Total = 92.0 sq m / 990 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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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

Viewing by appointment only

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