

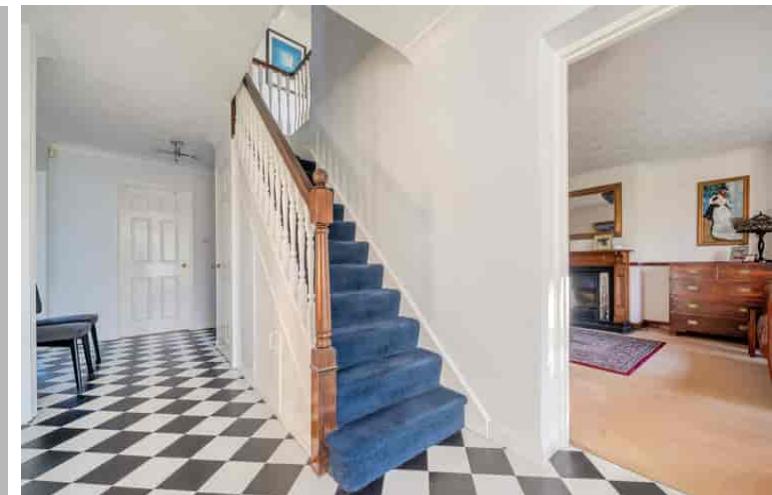


80, Shefford Road
Clifton, Shefford,
Bedfordshire, SG17 5RQ
£825,000

country
properties

A impressive double-fronted four double bedroom detached home, thoughtfully extended to provide flexible and well-proportioned family living. A generous kitchen and breakfast room, plus three further reception rooms, perfect for modern living and entertaining. Set in a popular village location, within easy walking distance of two highly regarded schools and post office/village shop, plus a family butchers. This distinctive home combines style, practicality, and a welcoming family environment.

- 24ft re-fitted kitchen and breakfast room with abundant storage, sleek quartz worktops, integrated appliances, and doors opening onto the garden - perfect for modern family living and entertaining
- Double-fronted detached home with a striking presence and versatile, family-focused layout
- Three elegant reception rooms perfect for entertaining, relaxing, or family gatherings
- Super fast fibre optic broadband
- 22ft garage and workshop at the rear with electric door, power, light and internal access into the home, plus parking directly in front of the garage for 2/3 cars.
- Master and 2nd bedroom both with en-suite shower rooms
- Well-maintained, established gardens with a variety of flowers, shrubs, and fruit trees
- A substantial family home with 2652 sq feet of living accommodation with a versatile family friendly layout
- Alarm control panel updated in 2025 and controllable with remote access from your smart phone.



Ground Floor

Entrance Porch

Obscure double glazed windows to front. Tiled flooring. Original 1950's reed glazed front door repurposed as internal door into the Entrance Hall. Tiled flooring.

Entrance Hall

Stair raising to first floor. Under stairs storage cupboards. Radiator. Tiled flooring continuing from the porch. Doors into Cloakroom, dining room, living room & kitchen/breakfast room & family room.

Kitchen/Breakfast Room

24' 5" x 21' 1" (7.44m x 6.43m) L shaped room. A range of wall & base units with quartz worksurfaces over and upstands. Inset stainless steel one and a half bowl sink & drainer unit with swan neck mixer tap over. Two built in Neff electric ovens & 5 ring gas hob with quartz splashback & extractor hood over. Space for American style fridge freezer. Integrated Neff dishwasher. Two kick board heaters. Polished porcelain tiled flooring. Dual aspect double glazed windows to rear & side plus Velux window to vaulted ceiling. Double glazed double doors onto garden and patio. Door with access into garage and workshop.

Cloakroom/Utility Room

WC, wash hand basin, tiled splashbacks. Space & plumbing for washing machine. Space for tumble dryer. Wood effect flooring. Extractor fan.

Living Room

18' 6" x 13' 10" (5.64m x 4.22m) Double glazed double doors with side lights fitted with internal blinds, leading onto garden. Radiator. Victorian style, open fire place with timber surround and quarry tiled hearth. Recessed alcove with feature lighting. Door to dining room.

Dining Room

13' 11" x 9' 2" (4.24m x 2.79m) Oak wood parquet flooring. Double glazed window to side. Radiator. Archway through to entrance hall.

Family Room

14' 4" x 11' 11" (4.37m x 3.63m) A versatile living space designed to adapt to your lifestyle, ideal for growing families, entertaining or quiet evenings in. Double glazed walk in bay window to front. Radiator.

First Floor

Landing

Loft access and loft ladder to part boarded open loft space. Radiator. Storage cupboard. Doors leading to all rooms.



Bedroom 1

15' 1" x 13' 10" (4.60m x 4.22m) Double glazed walk in bay window to front. Two sets of double built in wardrobes. Radiator. Door to en suite

En-suite

Obscure double glazed window to front (newly fitted suite in 2025). Comprising shower cubicle, low level wc, pedestal wash hand basin, tiled splashbacks, extractor fan. Recess storage cupboard housing wall mounted combination boiler (installed 2024).

Bedroom 2

16' 3" x 16' 0" (4.95m x 4.88m) Dual aspect double glazed windows to rear & side. Radiator. Dressing area with space for wardrobes. Door leading to en-suite.

En-suite

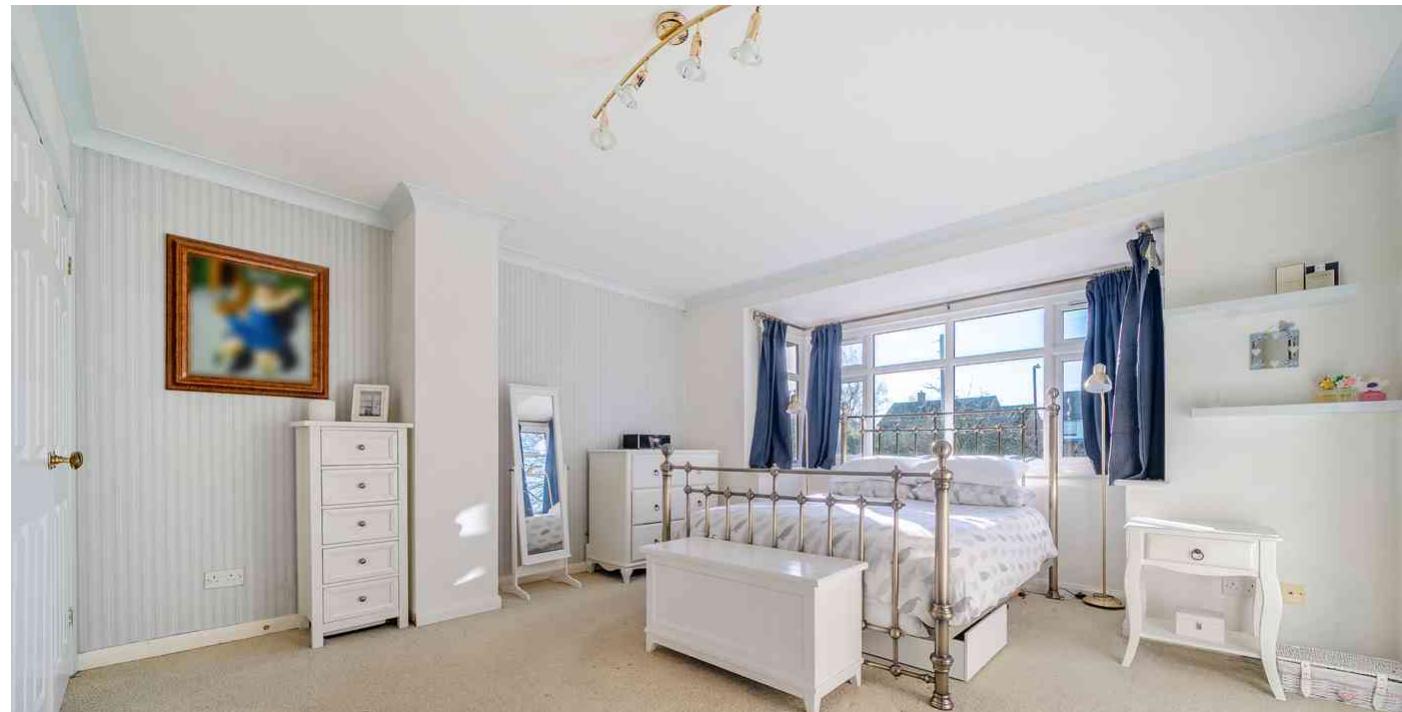
Large double shower cubicle, low level WC, pedestal wash hand basin, tiled splashbacks. Victorian style heated towel rail. Extractor fan. Obscure double glazed window to rear.

Bedroom 3

15' 0" x 12' 0" (4.57m x 3.66m) Double glazed walk in bay window to front. Radiator.

Bedroom 4

12' 6" x 11' 2" (3.81m x 3.40m) Double glazed window to side. Radiator. Built in wardrobes & overhead storage.



Family Bathroom

13' 10" x 9' 2" (4.22m x 2.79m) Four piece suite comprising roll top bath with telephone mixer attachment, high level WC, pedestal wash hand basin. Double shower cubicle. Tiled splashbacks. Victorian style heated towel rail. Radiator. Tiled flooring. Extractor fan. Obscure double glazed window to side.

Outside

Garage and workshop/storage

Remote controlled electric roller door. Obscure double glazed doors to gardens either side, plus door into Kitchen. Two Velux windows to roof space. Power & Lights.

Driveway

Gated driveway providing off road parking for 2/3 cars. Security lights.

Wrap around gardens -Front Garden

Laid mainly to lawn with a variety of well stocked flower & shrub border, two Japanese Acer trees and a variety of fruit trees. Paved pathway providing access to parking area with raised herb garden. Door from garage leading to parking area.

Side & Rear Garden

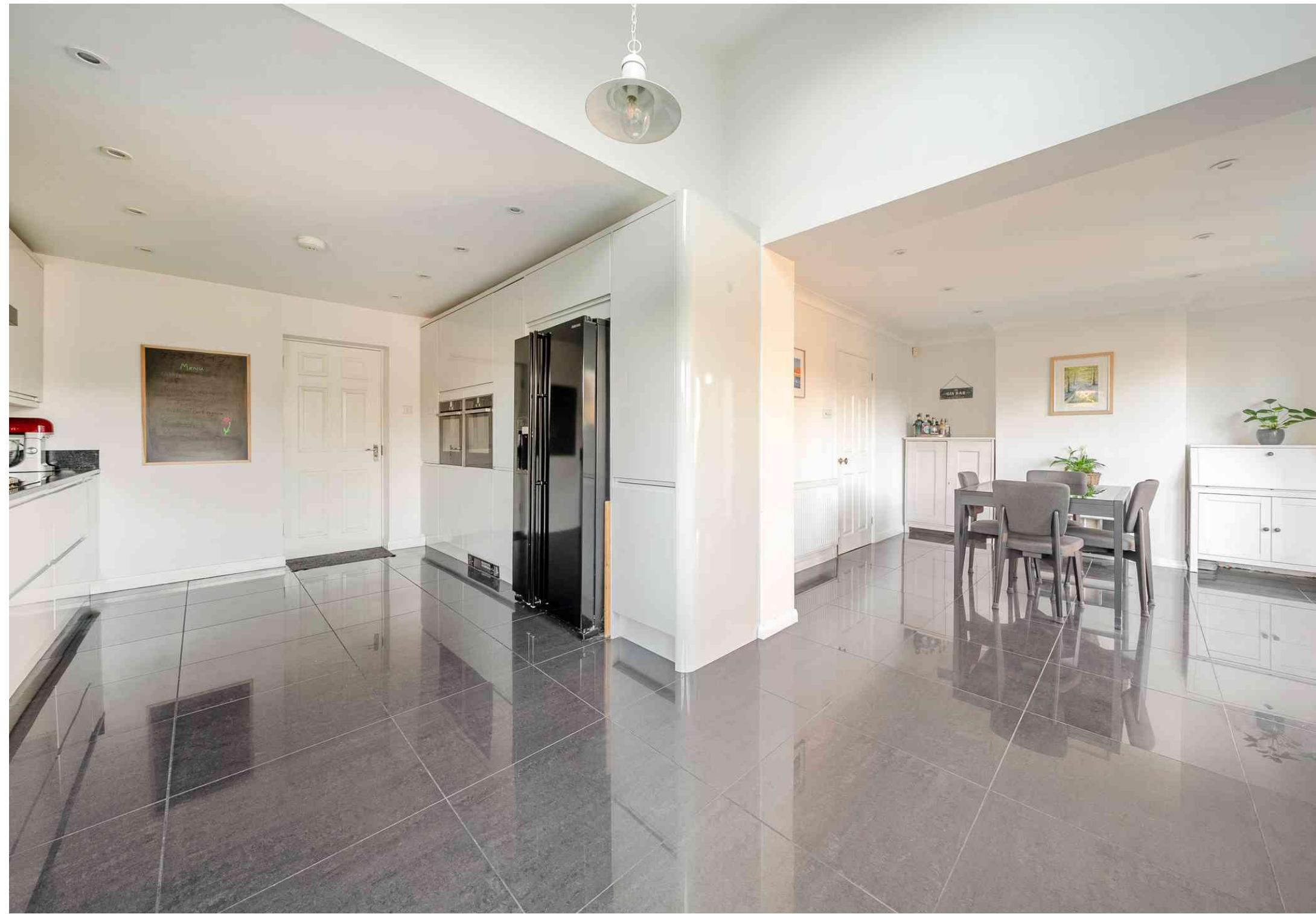
Gated access to enclosed garden to side and rear garden with patio area, lawn and raised borders.

Agents Note

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





Ground Floor = 1514 sq ft / 140.6 sq m

First Floor = 1138 sq ft / 105.7 sq m

Garage = 283 sq ft / 26.2 sq m

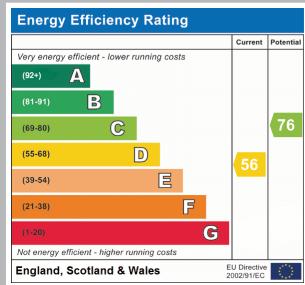
Total = 2652 sq ft / 246.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2026. Produced for Country Properties. REF: 1414830

cp



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

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

country
properties