



Shefford Road, Clifton, Bedfordshire. SG17 5WB

Satchells



4 Bedroom Bungalow

£2,200 pcm

Additional charges may apply

Welcome to Shefford Road, an exceptionally designed new detached bungalow offering modern comfort, quality craftsmanship, and effortless single-level living. This beautifully designed home features bedrooms conveniently situated on both the ground and first floors, providing flexible living options for families of all sizes.

The thoughtfully planned layout features bright, open living spaces filled with natural light, creating a warm and inviting atmosphere.

On the ground floor, you'll find three comfortable bedrooms, ideal for family members or guests, along with a modern family bathroom finished to a high standard. The heart of the home is the stunning open-plan kitchen and family room.

Externally, the property benefits from a long frontage with a sizeable front garden, providing ample space for landscaping or outdoor activities. Access leads to a long driveway capable of accommodating several vehicles. Additionally, there is a spacious double garage offering secure parking and extra storage options.

Available NOW! View ASAP to avoid disappointment.

- Brand new detached bungalow
- Stunning kitchen/dining area
- Four spacious bedrooms
- Electric car charging point
- Double garage
- Peaceful location
- Finished to a high standard throughout
- Good sized rear garden
- Available now!
- EPC rating B. Council tax band E

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Ground Floor

Front Door:

Double glazed composite front door.

Entrance Hall:

A large hallway with stairs leading to the first floor. Tiled flooring with underfloor heating.

Kitchen/Dining/Living Room:

Abt. 24'00" x 16'00" (7.31m x 4.87m) maximum measurements. A stunning open plan space, ideal for entertaining, with double glazed bi-fold doors leading out to the rear garden. The kitchen area is fitted with a comprehensive range of eye and base level units with ample quartz work surfaces. Single drainer one and a half bowl unit. Built in induction hob with extractor hood over. Eye level electric oven and microwave combi oven. Integrated fridge/freezer and dishwasher. Understairs cupboard. Double glazed window to rear. Inset ceiling lights. Media points. Tiled flooring with underfloor heating.

Utility Room:

Abt. 9'00" x 6'00" (2.75m x 1.84m) Fitted with a range of units to match those of the kitchen. Ample work surfaces. Plumbing for a washing machine and space for tumble dryer. Extractor fan. Double glazed composite door to side. Tiled flooring with underfloor heating.

Family Bathroom:

A white three piece suite comprising panelled bath with mixer taps, vanity unit with inset wash hand basin and low level WC. Part tiled walls. Heated towel rail. Double glazed window to front. Extractor fan. Inset ceiling lights. Tiled flooring with underfloor heating.

Bedroom 2:

Abt. 12'00" x 9'00" (3.65m x 2.74m) An oversized double bedroom with ensuite. Double glazed window to rear. Media point. Carpet as fitted with underfloor heating.

En-Suite:

A white three piece suite comprising fully tiled corner shower cubicle with shower, vanity unit with inset wash hand basin and low level WC. Part tiled walls. Heated towel rail. Double glazed window to side. Extractor fan. Inset ceiling lights. Tiled flooring.

Bedroom 3:

Abt. 11'00" x 10'00" (3.35m x 3.04m) maximum measurements. Double glazed window to front. Media point. Carpet as fitted with underfloor heating.

Bedroom 4:

Abt. 11'00" x 9'00" (3.35m x 2.74m) Double glazed window to front. Media point. Carpet as fitted with underfloor heating.

First Floor

Landing:

Airing cupboard. Two double glazed Velux windows. Carpet as fitted.

Bedroom 1:

Abt. 22'00" x 11'07" (6.70m x 3.35m) maximum measurements. An oversized master bedroom with a vaulted ceiling and two double glazed Velux windows. An additional ensuite and storage space in the eaves. Two radiators. Media point. Carpet as fitted.

En-suite:

A white four piece suite comprising panelled bath with mixer taps, fully tiled double width shower cubicle with shower, vanity unit with inset wash hand basin and low level WC. Fully tiled walls. Heated towel rail. Two double glazed Velux windows. Extractor fan. Inset ceiling lights. Tiled flooring.

Outside

Front:

Located at the end of a cul-de-sac, the property benefits from a long frontage and sizeable garden with a blocked paved area providing off-road parking for up to three cars. There is also access to the garage providing secure parking and storage. Outside light. EV charging point.

Rear Garden:

A superb sized rear garden including a paved patio area with the remainder landscaped and laid to lawn. Two gates providing side access. Air-source heat pump. Outside light. Outside tap.

Garage:

Abt. 23'00" x 19'00" (7.01m x 5.79m) A large double garage with power has two up and over doors to the front allowing additional off-road parking for up to four cars. There is also additional access through the double glazed side door.

Additional Information

About The Area

The market town of Shefford has everything you need for day-to-day living including a Morrisons supermarket, Co-op convenience store, library, post office, good range of independent shops and businesses, pubs, restaurants, cafes, excellent schools and plenty of parks, open spaces and riverside walks. Arlesey mainline railway station is only a short drive away and the road links are superb with both the A1 and M1 being easily accessible.

Agents Note:

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

Security Deposit:

A security deposit is payable at the time of your offer being accepted by the landlord/s. This is equivalent to one weeks rent and for this property is £506.30. This does then form part of your five-week holding deposit meaning once all satisfactory references are passed you will then be required to pay £2025.20 For more information please contact the office.

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 and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material Information:

We are advised by the seller/landlord/tenant of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Main supply

Electric: Main supply

Drainage: Main supply

Flood risk: Low

Mobile/Phone: Good - Further information can be found here: <https://checker.ofcom.org.uk/en-gb/>

Tenure: Freehold

Council Tax Band: E

Council tax payable: £250 per month

Length of lease: 12 months

For further material information please contact the office marketing this property.



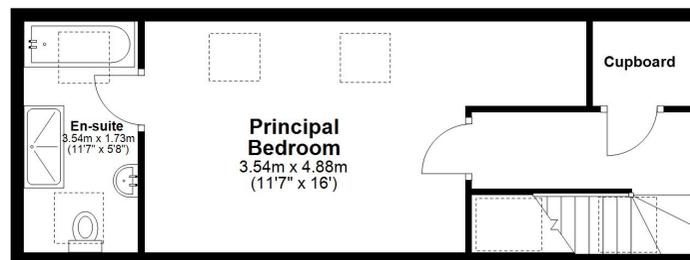


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to take a lease, 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, utilities and services, title, tenure, and council tax band of the property or the tenancy terms. Some images may have been enhanced and the contents shown may not be included in the letting. Some content may have been created using AI. 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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First 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.