



Plot 1, Clifton Road, Shefford, Bedfordshire. SG17 5AH





## 2 Bedroom Bungalow

### £550,000

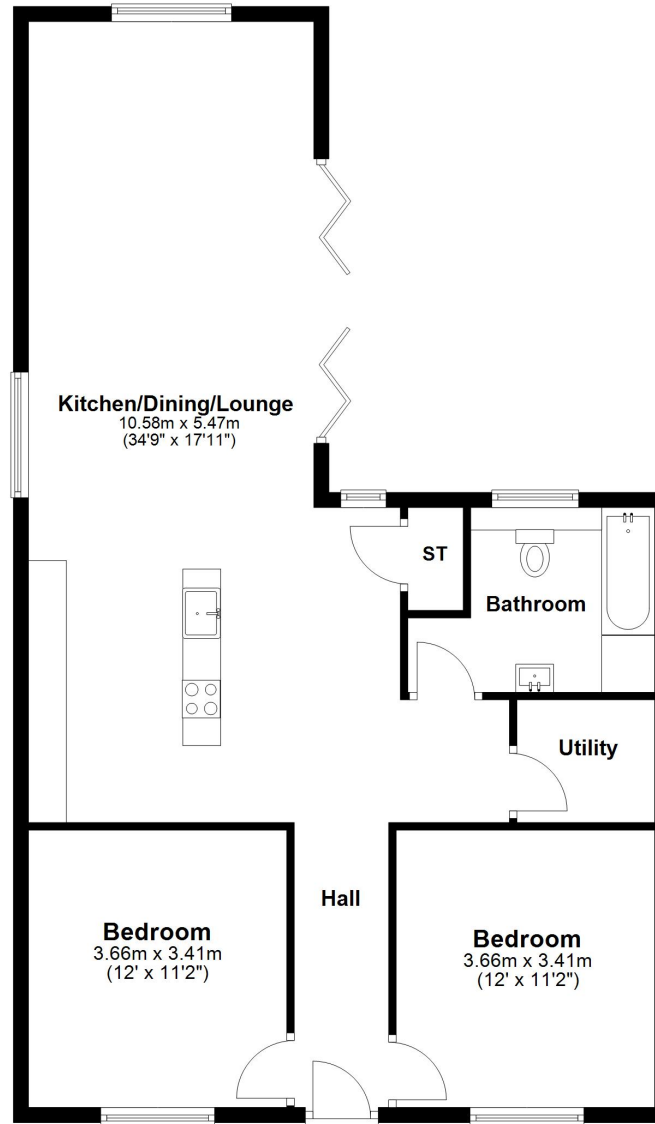
A brand new and particularly spacious detached, bungalow, approximately 1133 GEA, situated in a cul de sac with just 4 properties. These bungalows are a traditional brick and block build, built to an exceptional high standard by an independent builder. The bungalow has two double bedrooms to the front and a vast open plan, triple aspect, kitchen family room, approximately 35ft in length, with space for dining table and chairs overlooking concertina style doors to the garden. There is a large family bathroom and a utility room. There is also a very large roof void with attic trusses and this has been designed so that in future, you could use as a third bedroom, study or hobbies room. All in all a superb bungalow in a quiet peaceful cul de sac with easy reach of the town centre.

- Brand new
- Particularly spacious - 35ft open plan kitchen
- Concertina style doors to the garden
- Traditional build
- 10 year warranty
- Energy efficient 'Air Source' heat pumps
- Parking for several cars and electric car charging point
- Amtico and carpet flooring
- Estimated completion March 2025
- Awaiting EPC. Awaiting council tax band



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.

## Plot 1 & 2



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.