



Shefford Road, Clifton, Bedfordshire. SG17 5WB

| Satchells



4 Bedroom Bungalow

Guide Price £700,000 Freehold

Introducing a stunning, brand-new, and exceptionally spacious four-bedroom chalet-style bungalow, offering approximately 1,722 square feet of gross internal area (GEA). This beautifully designed home features bedrooms conveniently situated on both the ground and first floors, providing flexible living options for families of all sizes. Nestled at the end of a peaceful and very quiet cul-de-sac, the property benefits from a private and tranquil setting.

The residence is a two-storey structure, constructed with traditional brick and block materials and built to an outstanding standard by a reputable independent builder known for quality craftsmanship. The thoughtful design and high-quality build ensure durability, energy efficiency, and aesthetic appeal. 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, measuring an impressive 7.33 meters in width. This versatile space features concertina-style doors that seamlessly open to the garden, creating a perfect indoor-outdoor living experience—ideal for entertaining or relaxing with family. Onto the first floor, you'll discover a generously proportioned principal bedroom. This spacious master suite boasts its own en-suite bathroom, offering a luxurious retreat within the home. 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. The rear garden is also a generous size, providing further outdoor space for many activities such as gardening and dining. The overall plot size and layout ensure privacy and a sense of seclusion, making this property an ideal family home in a peaceful, sought-after location.

- Brand new
- Very spacious four bedrooms
- Bungalow/chalet style
- Double garage
- Electric car charging point
- Amtico and carpet flooring
- Quartz worktops
- Energy efficient 'Air Source' heat pump
- 1722 sq.ft/ 160 sq.m2
- EPC rating B. Awaiting council tax band

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.

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.

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



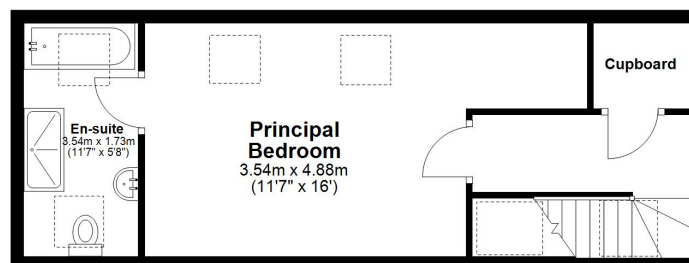


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

Satchells



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.