



Hitchin Lane, Clifton, Shefford, Bedfordshire. SG17 5RS







## 3 Bedroom Semi-Detached House Offers in Excess of £425,000 Freehold

This stunning three-bedroom property in the incredibly popular village of Clifton is brand-new to the market. This modern, open-concept home offers a feeling of family living and appeals to all types of purchasers seeking a peaceful, welcoming community. OPEN HOUSE - SATURDAY 13TH SEPTEMBER 2025.

- Three double bedrooms
- Open plan living areas
- Village location
- Highly rated Ofsted schooling nearby
- En-suite to principal bedroom
- Block paved driveway
- Integral garage
- Potential to extend (STP)
- EPC rating C. Council tax band D

## **Ground Floor**

### **Lounge:**

Abt. 15' 6" x 12' 1" (4.72m x 3.68m) uPVC double glazed window to front. Radiator. Log burner fireplace and double doors opening to:

### **Dining/ Play Room:**

Abt. 17' 9" x 15' 7" (5.41m x 4.75m) Dual aspect room laid with wood flooring leading from lounge. Patio doors leading to rear garden and archway entrance to:

### **Kitchen/Breakfast Room:**

Abt. 17' 5" x 10' 6" (5.31m x 3.20m) Range of fitted units with integrated appliances. Patio doors leading out and integral access to garage.

### **Integral Garage:**

Abt. 15' 6" x 12' 1" (4.72m x 3.68m) Up and over door, power and light, personal door to kitchen, plumbing for washing machine and dishwasher.

## **First Floor**

### **Principal Bedroom:**

Abt. 11' 8" x 10' 6" (3.56m x 3.20m) uPVC double glazed window to front. Radiator. En-suite with walk in shower, wc and sink wash basin.

### **Bedroom Two:**

Abt. 15' 5" x 10' 11" (4.70m x 3.33m) Double room with storage cupboard, currently housing double bed and versatile with a home office set-up.

### **Bedroom Three:**

Abt. 9' 3" x 8' 4" (2.82m x 2.54m) uPVC double glazed window to rear. Radiator.

### **Family Bathroom:**

Suite comprising fitted bathtub with shower attached, splash back tiling, low level flush wc and sink wash basin.

## **Outside**

### **Front Garden:**

Paved driveway and up and over garage door providing access into.

### **Rear Garden:**

Two-tiered garden with a paved patio seating area and drop down lawn area with shed.

### **Agents Note:**

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

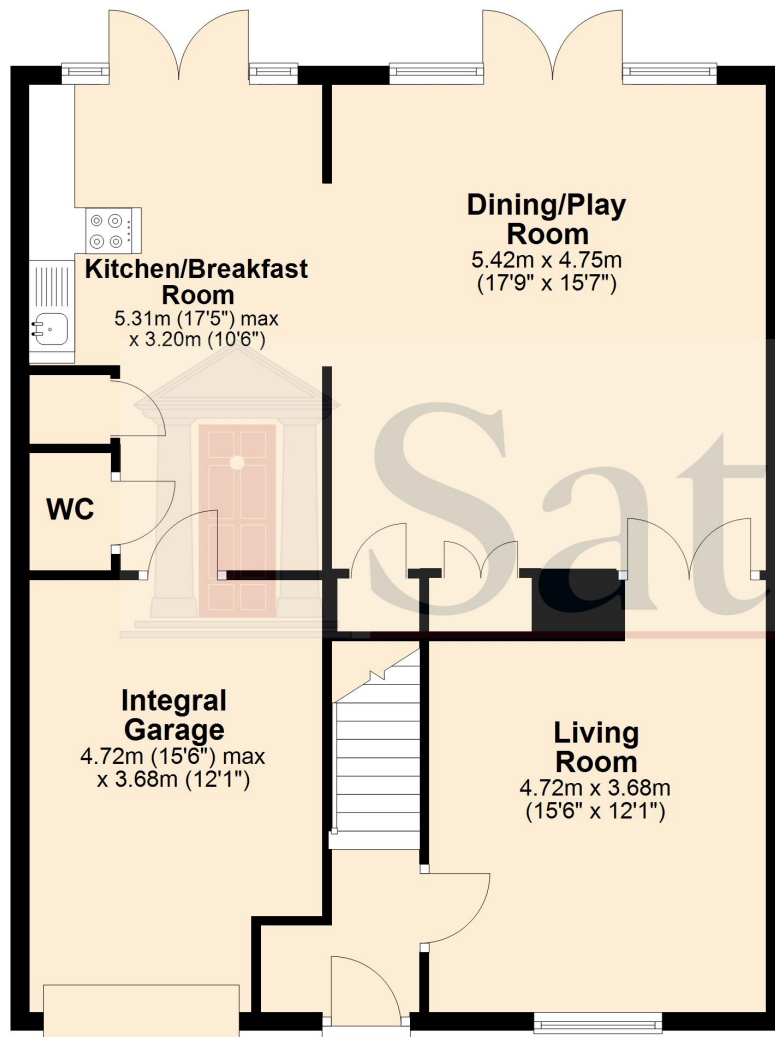




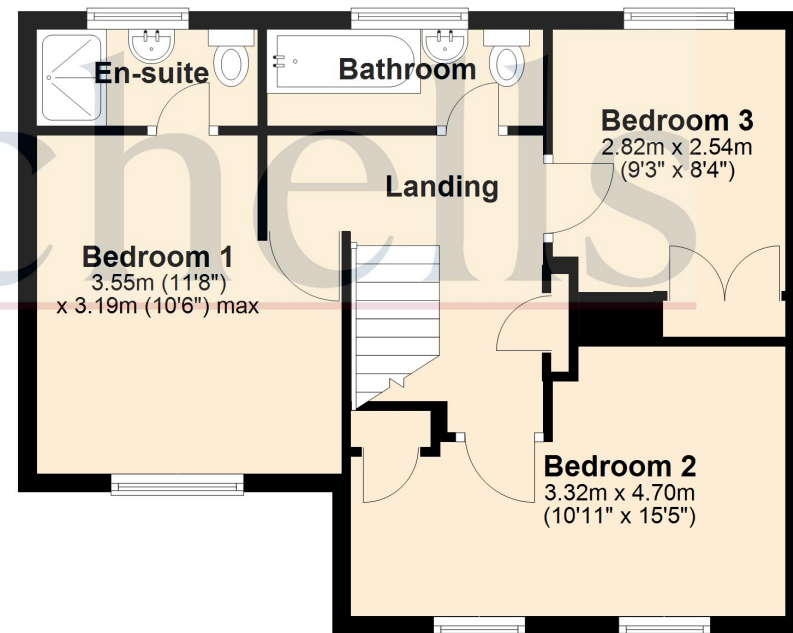


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

## Ground Floor



## First Floor



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.