

Country Properties

80, Shefford Road

Cittion, Bedfordshire, SG17 5RG

£825,000



Viewing by appointment only

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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 = 1514 sq ft / 140.6 sq m  
 First Floor = 1138 sq ft / 105.7sq m  
 Garage = 287 sq ft / 26.2 sqm  
 Total = 2652 sq ft / 246.3 sqm

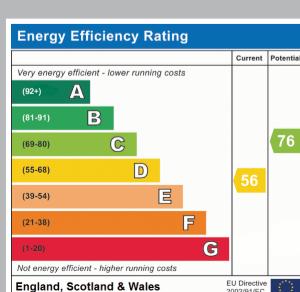
For identification only - Not to scale

## Floor Plans



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

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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.



## 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](mailto:enquiries@mortgagevision.co.uk)

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

