



26, Knolls Way

Clifton, Shefford,
Bedfordshire, SG17 5QZ
O.I.E.O £450,000

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Make your mark on this rarely available, CHAIN FREE four bedroom detached home located in a sought after cul de sac location in the popular village of Clifton. The property is a short stroll to local village amenities and highly regarded schooling.

- CHAIN FREE – A MUST VIEW!
- Useful downstairs cloakroom
- Four bedrooms
- Sought after cul-de-sac location
- Potential to extend – subject to necessary planning approval
- Rear garden with views across fields
- A short drive to nearby Arlesley for rail links into the city
- A short stroll to village amenities, local pub, butchers, convenience store and community centre

Ground Floor

Entrance Hall

Door into cloakroom and living room.

Cloakroom

Obscure double glazed window to front.
Wall hung wash hand basin, wc.

Living Room

31' 1" x 28' 7" (9.47m x 8.71m) Double glazed window to front. Open fire with marble brick hearth. Radiator. Under stairs storage cupboard. Door into kitchen. Stairs rising to first floor. Open into Dining area

Dining Area

Patio doors opening onto rear garden. Radiator.

Kitchen

12' 2" x 8' 6" (3.71m x 2.59m) Shaker style kitchen with a range of eye and base level units with complementary work surfaces over. Integrated dishwasher. Cupboard housing fridge freezer. Eye level oven, electric hob with stainless steel extractor hood over. Space for washing machine. Stainless steel sink and drainer unit. Double glazed window to rear. Part glazed door opening to side.



First Floor

Landing

Double glazed window to side. Radiator. Access to loft. Doors leading to

Bedroom 1

13' 1" x 9' 9" (3.99m x 2.97m) Double glazed window to front. Built in wardrobe. Radiator.

Bedroom 2

12' 10" x 8' 3" (3.91m x 2.51m) Double glazed window to front. Radiator.

Bedroom 3

10' 10" x 10' 2" (3.30m x 3.10m) Double glazed window to rear. Built in wardrobe. Radiator.

Bedroom 4

11' 6" x 8' 6" (3.51m x 2.59m) Double glazed window to rear. Built in shelved airing cupboard housing hot water tank. Space for tumble dryer. Radiator.

Family Bathroom

Four piece suite comprising separate shower cubicle, wc, pedestal wash hand basin, panel enclosed bath with telephone style mixer taps over. Radiator. Obscure double glazed window to side.

Outside

Front Garden

Mainly laid to lawn with various shrub and flower borders. Driveway and gravel area providing off road parking for 3 cars. Pathway leading to front door.

Rear Garden

Paved patio area. Raised beds laid to mature flower and shrub borders, raised pond. Steps up to lawned area with pergola over. Path leading to gated access to front. Views over farmland to rear.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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



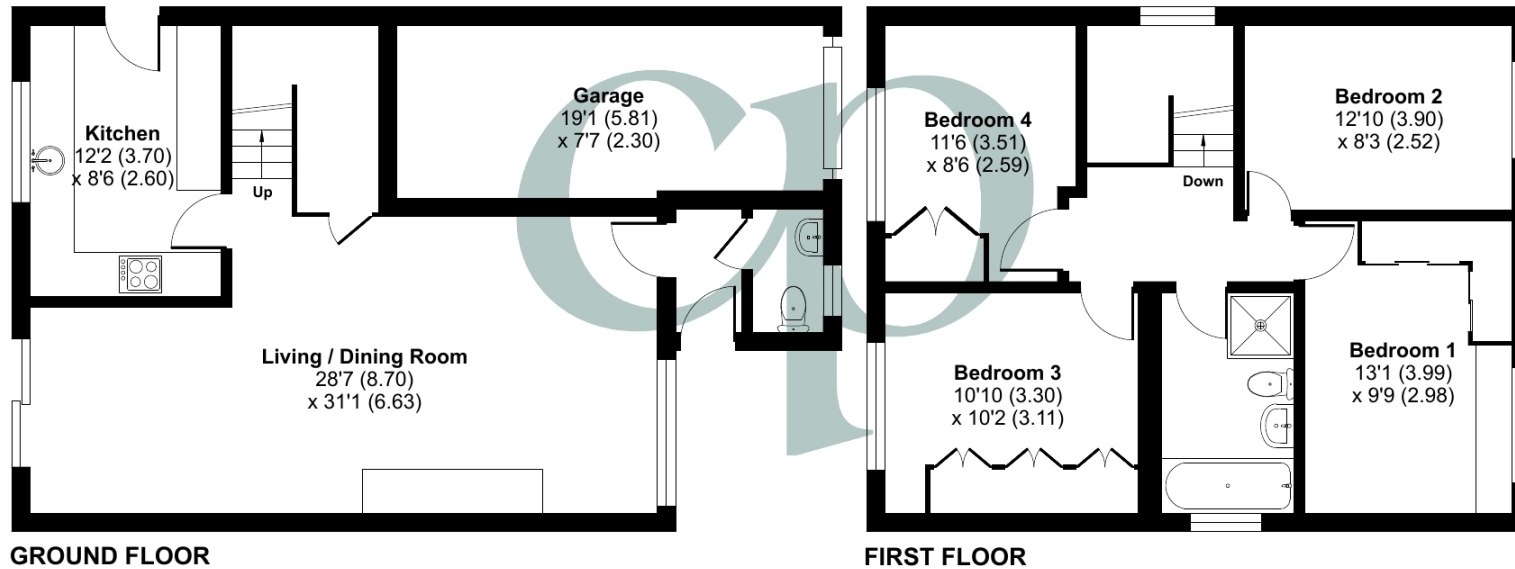


Approximate Area = 1160 sq ft / 107.7 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1305 sq ft / 121.1 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1309762

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Viewing by appointment only

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