



4, Clifton Road

Shefford,
Bedfordshire, SG17 5AA
Offers in Excess of £850,000

country
properties

LOCATION LOCATION LOCATION! This individual five bedroom beautifully presented detached home offers versatile accommodation for all the family and has stunning elevated views across the river. Occupying a secluded location in the heart of Shefford this property certainly has the 'WOW' factor and the garden/deck is the perfect entertaining space on those 'alfresco' evenings.

- A real credit to the current owners - simply stunning throughout !
- 2 further reception rooms offering versatility for home office if required
- Riverisde views from the balcony on bedroom 1 and 2
- Bedroom 5 on 2nd floor with it's own snug/lounge & en-suite
- Private no through road with driveway providing off road parking for up to 8 cars
- Five double bedrooms - 3 with en-suite facilities & further family bathroom
- Impressive master bedroom with built in wardrobes, en-suite and balcony
- South westerly aspect rear garden with raised deck overlooking the river



GROUND FLOOR

Entrance Hall

Feature wood panelling. Stairs rising to first floor with smart range storage under. Amtico flooring. Radiator. Doors into cloakroom, utility room and kitchen/dining/family room.

Cloakroom

Suite comprising wc and pedestal wash hand basin with tiled splashback. Amtico flooring.

Dining Room

12' 10" x 11' 7" (3.91m x 3.53m) Double glazed window to front. Radiator. Karndean flooring. Partially glazed bi-folding doors opening into:

Living Room

15' 1" x 13' 10" (4.60m x 4.22m) Feature open fireplace with inset wood burning stove. Karndean flooring. Radiator. Double glazed french doors with sidelights, opening onto the rear garden. Part glazed door into kitchen/dining/family room.

Kitchen/Breakfast Room

25' 10" x 8' 2" (7.87m x 2.49m) A comprehensive range of wall and base units with quartz worksurfaces and upstands. Inset induction hob with extractor hood over. Stainless steel sink with drainer and mixer tap over. Eye level wi-fi controlled 'Siemens' oven, combination microwave and warming drawer. Siemens coffee maker. Roof lantern. Karndean flooring. Radiator. Double glazed door and feature picture window overlooking the rear garden plus further double glazed window to side. Peninsular island with storage cupboards, under counter fridge and solid wood worksurface over.

Dining/Family Room

14' 9" x 14' 6" (4.50m x 4.42m) Feature wood panelling. Karndean flooring. Double glazed french doors with sidelights, opening onto the rear garden. Door into living room.

Utility Room

11' 3" (max) x 8' 7" (3.43m x 2.62m) A range of wall and base units with complementary worksurfaces over. Stainless steel sink with drainer. Space for American style fridge freezer. Door into garage.

FIRST FLOOR

Landing

Doors into bedrooms 1, 2, 3, 4 and shower room. Stairs rising to second floor accommodation.



Bedroom 1

15' 7" (max) x 13' 9" (max) (4.75m x 4.19m) Feature wood panelling. A range of fitted wardrobes. Radiator. Door with windows to either side, opening onto the balcony. Partially glazed door into:

En-Suite Bathroom

Suite comprising double ended whirlpool bath with shower attachment, double shower cubicle with rainfall shower and shower attachment, wc with concealed cistern and vanity wash hand basin with a range of fitted cupboards. Heated towel rail. Fully tiled walls and flooring. Double glazed window to front with fitted shutters.

Balcony

Laid to artificial lawn with decked area. Overlooking the garden with views over the river.

Bedroom 2

14' 10" x 9' 2" (4.52m x 2.79m) Feature wood panelling. Radiator. Double glazed door with sidelights opening onto the balcony. Door to walk-in wardrobe.

Bedroom 3

17' 7" (max) x 13' 9" (max) (5.36m x 4.19m) Double glazed window to front. Eaves storage. Contemporary radiator. Access to boarded loft with power and light via a ladder. Door into:

En-Suite (3)

Suite comprising shower cubicle, vanity wash hand basin and low level wc. Heated towel rail. Airing cupboard. Obscure double glazed window to side.



Bedroom 4

13' 6" x 6' 7" (4.11m x 2.01m) Feature wood panelling. Wardrobes. Radiator. Double glazed window to side. Eaves storage.

Family Shower Room

Suite comprising double shower cubicle with rainfall shower and mixer attachment, low level wc and pedestal wash hand basin. Heated towel rail. Obscure double glazed window to side.

SECOND FLOOR

Snug Lounge

16' 0" x 13' 1" (4.88m x 3.99m) Double glazed window to front. Velux window. Radiator. Door into:

Bedroom 5

26' 1" x 9' 2" (7.95m x 2.79m) Double glazed window to rear. Access to loft boarded space. Radiator.

En-Suite Shower Room

Suite comprising shower cubicle, low level wc and wash hand basin. Heated towel rail. Karndean flooring. Eaves storage.

OUTSIDE

Front Garden

Laid mainly to lawn with paved footpath to front door. Gravelled driveway providing off road parking for up to 8 cars. Electric car charging point. Feature circular brick water feature. Double gates providing side access to rear garden.

Rear Garden

South westerly aspect rear garden laid to artificial lawn with paved patio area and further raised decked area overlooking the river. Pergola - available by separate negotiation. Paved area to the side with double gates leading to the driveway.

Garage

Part converted to provide the utility room. Electric up & over door, power and light connected. Wall mounted gas boiler.

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



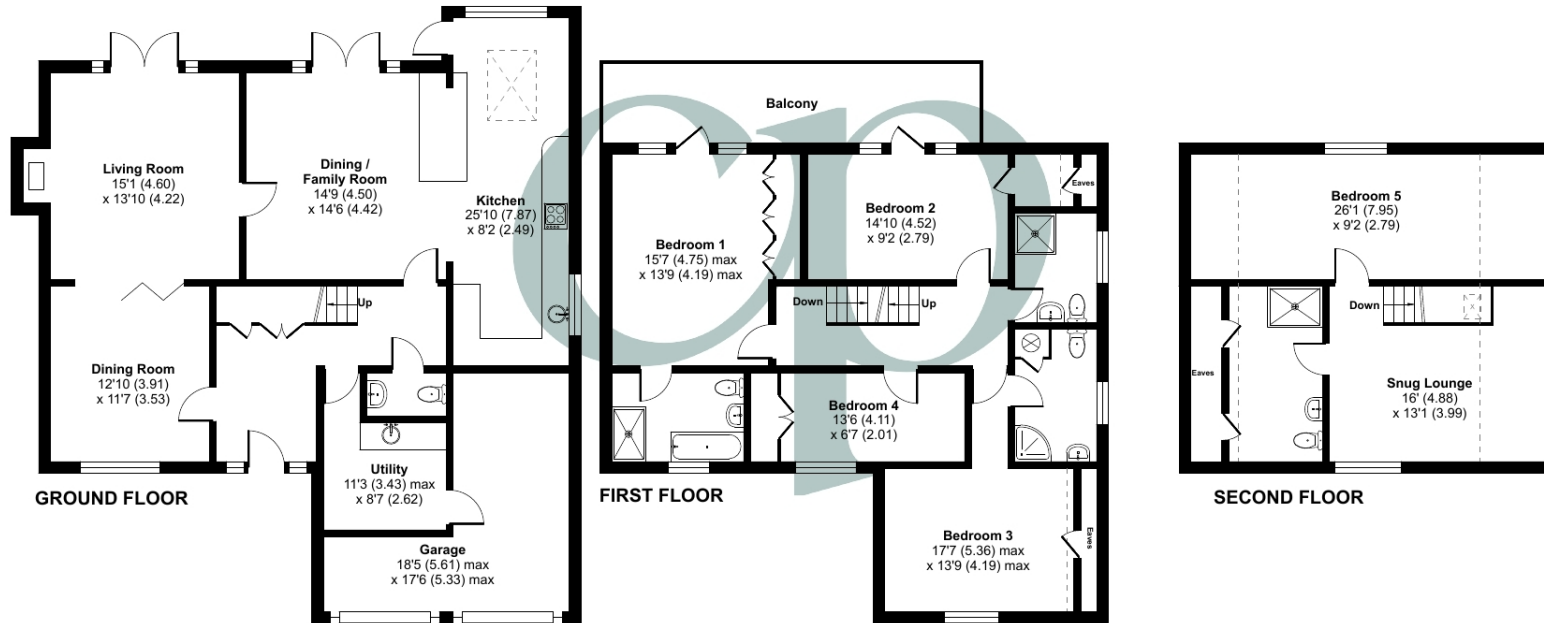


Approximate Area = 2439 sq ft / 226.5 sq m (excludes eaves)
 Limited Use Area(s) = 163 sq ft / 15.1 sq m
 Garage = 201 sq ft / 18.6 sq m
 Total = 2803 sq ft / 260.2 sq m

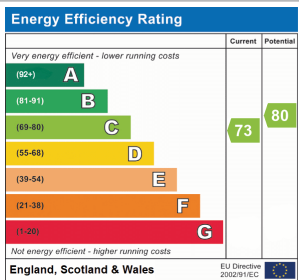
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Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1165492



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Viewing by appointment only

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