



Plot 1, Clifton Road, Shefford, Bedfordshire. SG17 5AH





3 Bedroom Bungalow

£550,000 Freehold

This brand new detached bungalow offers a generous space of approximately 1133 sq. ft. (GEA) and is nestled in a tranquil cul-de-sac consisting of just three properties. Crafted by an independent builder, the traditional brick and block construction showcases exceptional quality and style.

Inside, you'll find two spacious double bedrooms located at the front, perfect for restful retreats. The highlight of the home is the expansive open-plan kitchen family room, stretching an impressive 35 feet in length. This triple-aspect space is bathed in natural light and includes ample room for a dining table and chairs, while concertina-style doors seamlessly connect the indoor space to the garden.

Additional features include a large family bathroom and a convenient utility room. For future potential, the bungalow boasts a sizable roof void equipped with attic trusses, allowing for the option to transform this area into a third bedroom, study, or hobby room.

In summary, this exceptional bungalow combines modern living with a peaceful setting, providing easy access to the town center—a perfect blend for those seeking comfort and convenience.

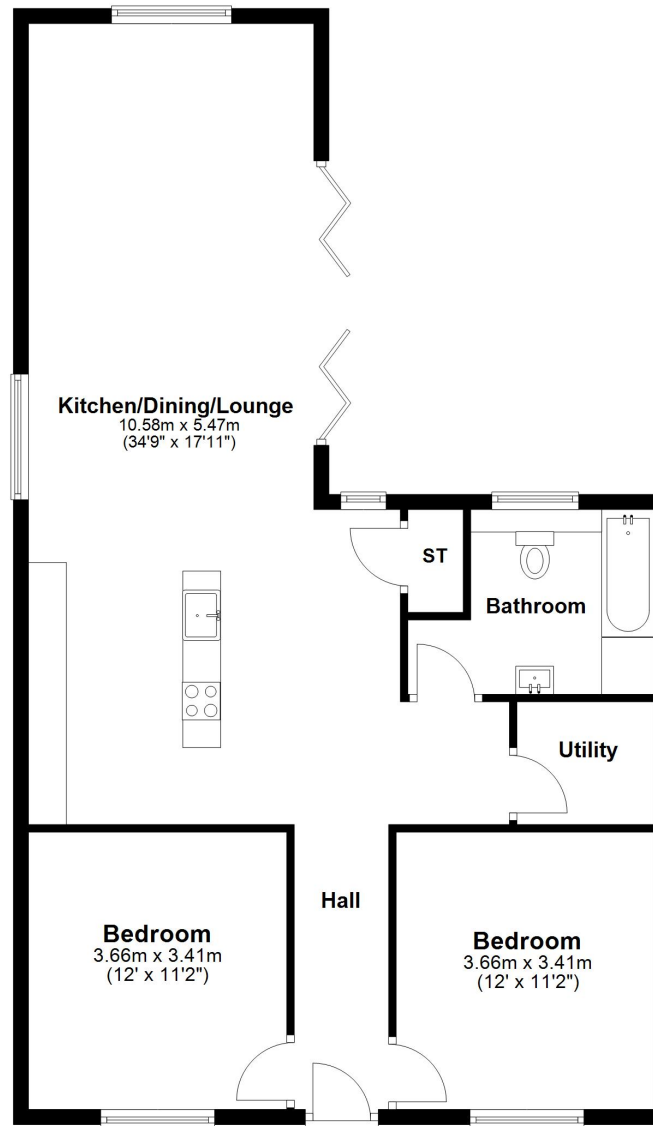
- Brand new
- Particularly spacious - 35ft open plan kitchen
- Concertina style doors to the garden
- Traditional build
- 10 year warranty
- Energy efficient 'Air Source' heat pumps
- Parking for several cars and electric car charging point
- Amtico and carpet flooring
- Estimated completion March 2025
- Awaiting EPC. Awaiting council tax band



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Plot 1 & 2



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.