



Plot 3, Clifton House Church Street, Clifton, Shefford, Bedfordshire. SG17 5ET





5 Bedroom Detached House

£1,350,000 Freehold

Situated within a gated development of just five premium detached homes, this five bedroom, three bathroom property is a must view! Finished to an exceptional standard and ready to move in for Christmas.

- Five double bedrooms
- Under floor heating to ground floor
- Double garage with EV charging and electric doors
- En-suites to multiple rooms
- Parking for four cars
- Utility and downstairs cloakroom
- Gardens to side and rear
- High quality kitchens with granite worktops
- Awaiting EPC. Awaiting council tax band
- Smartphone alarm system

Ground Floor:**Entrance:**

The welcoming entrance hallway features a glazed staircase with oak balustrade leading to the first floor. The property benefits from energy-efficient underfloor heating powered by a ground source heat pump and a smartphone alarm system.

Kitchen/Family Room:

Abt. 26' 5" x 17' 7" (8.05m x 5.36m) A modern and sleek design with a range of handleless units with elegant granite work surfaces and upstands. Centre island with fitted appliances including a Smeg electric oven, Smeg induction hob, Smeg combination microwave oven, and a Neff fridge/freezer and dishwasher. Additional features include Matt handle less cabinetry, LED downlighters, under-cabinet lighting, and a convenient Quooker hot water tap.

Lounge:

Abt. 17' 9" x 14' 7" (5.41m x 4.45m) This spacious living room is bright and airy, featuring expansive bi fold doors overlooking the garden at the rear. Warmed by under floor heating. Built in Sonos surround sound system.

Dining Room:

Abt. 14' 7" x 11' 4" (4.45m x 3.45m) Bifold doors to the side and window to rear overlooking the garden, warmed by under floor heating. Sonos surround sound system

Play Room:

Abt. 14' 7" x 10' 4" (4.45m x 3.15m) A versatile room offering a potential use as a ground floor bedroom if required. suite Double glazed window to rear. Warmed by under floor heating. Sonos surround sound system.

Snug/Study:

Abt. 14' 7" x 10' 4" (4.45m x 3.15m) Another versatile room which would suite a home office or cosy snug. Double glazed window to front. Warmed by under floor heating. Sonos surround sound system.

Utility Room:

Abt. 13' 11" x 7' 11" (4.24m x 2.41m) Double glazed window, fitted washing machine, tumble dryer, sink unit, warmed by under floor heating.

Cloakroom:

Double glazed window to the side. Suite comprising low flush WC and pedestal wash hand basin warmed by under floor heating.

First Floor:**Landing:**

High level double glazed window throwing an abundance of light. Cupboard housing the hot water tank.

Principal Bedroom:

Abt. 17' 0" x 15' 7" (5.18m x 4.75m) A generous double bedroom with an en-suite bathroom, providing a serene private space. Double glazed window. Access to ensuite.

Ensuite:

Modern walk in shower with rainfall shower head. Wall hung WC and wash hand basin with vanity unit. Wall mounted LED mirror. Chrome heated towel rail. Velux window. Tiled flooring.

Bedroom Two:

Abt. 12' 4" x 11' 5" (3.76m x 3.48m) Another double bedroom with en-suite bathroom, offering comfort and privacy. Double glazed window.

Ensuite:

Modern walk in shower with wall hung WC and wash hand basin. Wall mounted LED mirror. Tiled walls and flooring.

Bedroom Three:

Abt. 12' 11" x 12' 3" (3.94m x 3.73m) A third double bedroom, double glazed window. Radiator.

Bedroom Four:

Abt. 14' 2" x 8' 8" (4.32m x 2.64m) Double glazed window. Radiator,

Bedroom Five:

Abt. 12' 8" x 9' 1" (3.86m x 2.77m) Double glazed window. Radiator.

Bathroom:

A luxurious family bathroom equipped with a window, beautifully tiled, featuring a panelled bath with a shower overhead, a heated towel rail, a WC, and a pedestal wash hand basin.

Outside:**Front Garden and Parking:**

The property is set back from the road with a sweeping front garden primarily laid to lawn. It offers parking for four cars and includes a car charging point. Detached double garage with power and light.

Rear Garden:

An extensive side and rear garden, predominantly laid to lawn, features a lovely patio across the full width of the property.

Additional Information:**Agents Note:**

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

About the Area:

Clifton's charm and appeal are rooted in its blend of rural tranquility and vibrant community spirit. Nestled in the heart of Bedfordshire, this village offers residents and visitors alike a chance to experience serene landscapes, lush green spaces, and a close-knit community atmosphere. With its quaint cottages, local shops, and welcoming pubs, Clifton embodies the quintessential English village experience.

The village's commitment to maintaining its picturesque environment and community initiatives has earned it numerous accolades, solidifying its reputation as a desirable place to live and visit. Residents benefit from a range of amenities and activities, from community events to outdoor pursuits, making it an ideal setting for families and individuals alike.

Whether you're exploring the surrounding countryside, participating in local festivals, or simply enjoying the delightful community vibe, Clifton stands out as a perfect example of village life at its best, blending heritage and a sense of belonging with the beauty of nature.

The area is indeed a great choice for commuters, thanks to its excellent transport connections. With the nearby village of Arlesey providing a train station, residents can enjoy convenient access to London in approximately 40 minutes. This efficient travel time makes it easy for professionals to reach their workplaces

in the city while enjoying the benefits of suburban living. Additionally, the surrounding road network further enhances accessibility, catering to those who prefer to drive. Overall, the combination of reliable transport options and a pleasant residential environment makes this area an appealing option for many commuters.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.





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