



13, Shefford Road

Clifton,
Bedfordshire, SG17 5RG
Offers in Excess of £475,000

**COUNTRY PROPERTIES**
PART OF **HUNTERS**

A beautifully presented CHAIN FREE three bedroom link detached bungalow situated in the sought after village of Clifton. The property is within a short stroll of a local convenience store, post office, butchers and bus stop for links into the nearby towns of Shefford and Hitchin.

- Refurbished throughout - just move in!
- Stylish re-fitted shaker kitchen with mostly integrated appliances
- Bespoke fitted shutters - where specified
- Re-fitted shower room
- Single garage and ample off road parking
- Sunny south facing rear garden

GROUND FLOOR

Entrance Hall

Wood effect flooring. Access to loft space. Two radiators. Doors into all rooms.

Living Room

20' 11" (max) x 12' 0" (max) (6.38m x 3.66m) Double glazed window to side with bespoke fitted shutters. Patio doors with side glass panels opening onto the rear garden. Inset gas fire with marble hearth. Radiator.

Kitchen/Diner

17' 8" x 8' 6" (5.38m x 2.59m) Re-fitted with a range of shaker style wall and base units with quartz worksurfaces and glass splashbacks. Inset one & half bowl ceramic sink with drainer and mixer tap over. Integrated dishwasher. Plumbing and space for washing machine. Integrated fridge/freezer. Fitted Neff eye level double oven with grill. Inset Neff induction hob with extractor hood over. Radiator. Wood effect flooring. Cupboard with pull out waste bins. Double glazed window to rear. Part glazed door to rear garden.

Bedroom 1

14' 11" x 10' 10" (4.55m x 3.30m) Dual aspect with double glazed windows to front and side with bespoke shutters. Fitted wardrobe. Radiator.



Bedroom 2

11' 9" x 9' 6" (3.58m x 2.90m) Double glazed window to front with bespoke fitted shutters. Radiator. Fitted wardrobes.

Bedroom 3

10' 10" x 8' 2" (3.30m x 2.49m) Double glazed window to side with bespoke fitted shutters. Radiator.

Shower Room

Re-fitted suite comprising double shower cubicle, pedestal wash hand basin with tiled splashback and low level flush wc. Large airing cupboard. Tiled flooring. Radiator. Two obscure double glazed window to side with bespoke fitted shutters.

OUTSIDE

Front Garden

Parking to the front of the property plus driveway parking for a further two vehicles, leading to the garage.

We understand this is a shared driveway with No.11, we advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

Rear Garden

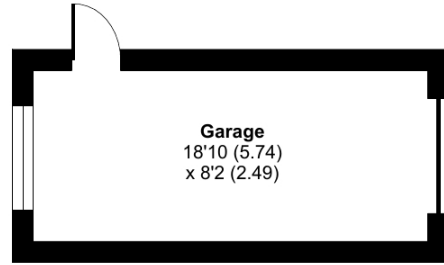
Southerly aspect mature rear garden with paved patio area and steps leading to the lawn with mature trees and shrubs. Archway with gated access to a further garden area. Obscure glazed personal door to garage.

Single Garage

18' 10" x 8' 2" (5.74m x 2.49m) Up & over door to front with power/light connected. Obscure glazed personal door to the rear garden.

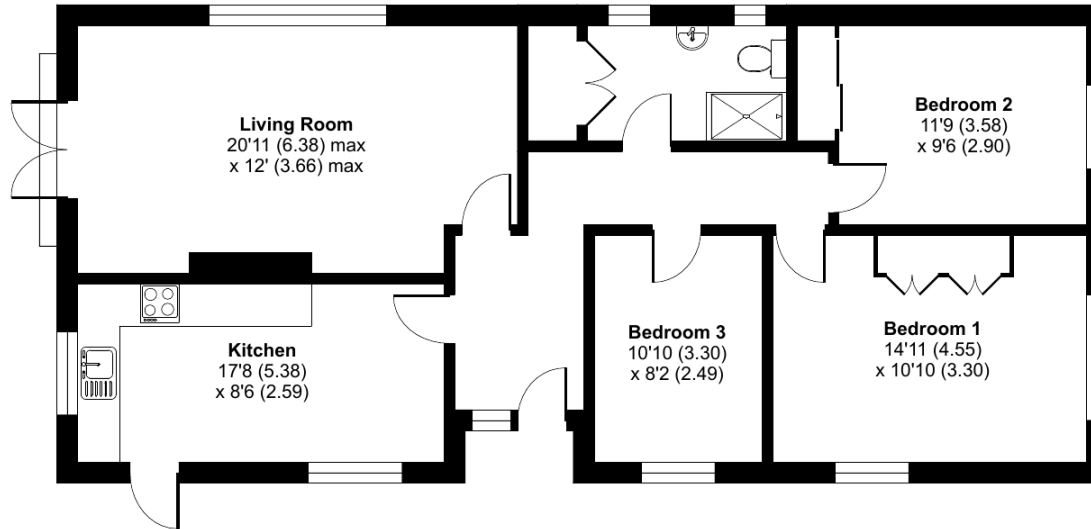
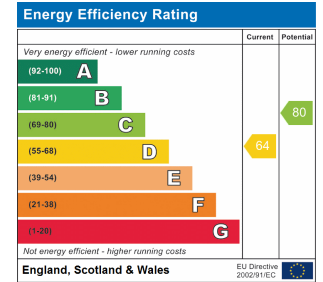
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





Approximate Area = 985 sq ft / 91.5 sq m
Garage = 153 sq ft / 14.2 sq m
Total = 1138 sq ft / 105.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 993996



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.

Viewing by appointment only

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