



Harwood Lane, Clifton, Shefford, Bedfordshire. SG17 5NW





3 Bedroom Detached House

Guide Price £525,000 Freehold

Built in 2023 by Mulberry Homes and offered FULLY FURNISHED! Executive three bedroom detached home with garage and enclosed garden.

- Three double bedrooms
- Garage and driveway
- NHBC warranty remaining
- Cul-de- sac location
- Chain free
- Furniture included
- Private garden
- Great commutable links including A507 & A1
- Open plan kitchen/dining room
- EPC rating B. Council tax band E

Ground Floor

Hallway:

Stone tiling with stairs to the first floor and downstairs WC. Entrance to both kitchen and lounge area.

Kitchen/Dining Room:

Abt. 18' 0" x 9' 4" (5.49m x 2.84m) A modern kitchen with a range of fitted wall and base units. Integrated appliances include fridge/freezer, dishwasher, eyelevel oven and gas hob. Space for 4-seater dining table. Patio doors to rear garden. Door to utility room.

Utility Room:

Accessed via the dining area with additional storage units and washing machine. Inset sink. Tiled flooring.

Living Area:

Abt. 21' 4" x 9' 0" (6.50m x 2.74m) A great space for entertaining with dual aspect bay windows. TV point. Carpet flooring. Radiator and fitted blinds.

First Floor

Principal Bedroom:

Abt. 14' 7" x 9' 10" (4.45m x 3.00m) A particularly spacious main bedroom with fitted wardrobes and access to ensuite shower room. TV point. Carpeted flooring. Radiator. Fitted blinds.

Ensuite

Accessed via the main bedroom comprising of a walk in shower, low level WC and wash hand basin. Tiled flooring.

Bedroom Two:

Abt. 10' 7" x 9' 0" (3.23m x 2.74m) Generous double bedroom with carpet flooring, radiator and fitted blinds.

Bedroom Three:

Abt. 9' 10" x 9' 0" (3.00m x 2.74m) Currently used as a dressing room with carpeted flooring, radiator and fitted blinds.

Family Bathroom:

Three piece suite comprising of a panelled with shower attachment, wash hand basin and low level WC. Mosaic wall tiles. Tiled floor.

Outside

Front Garden:

Tarmac driveway for multiple vehicles with up and over door to garage. Side access into garden.

Rear Garden:

Mainly laid to lawn with paved patio seating area. Side gate to driveway. Surrounded by brick wall border.

Additional Information

About the Area:

Clifton is a sought after village locally known for its duck pond. The village has local amenities including a pub, an Indian restaurant and a local shop/post office. Locally, there is a village lower school which feeds into Henlow C of E Academy and then onto Samuel Whitbread Academy. The village is convenient for those who commute with the A1 a short drive away. Approximately 2 miles away is Arlesey train station which has regular train services to London Kings Cross.

Agents Note:

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

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.

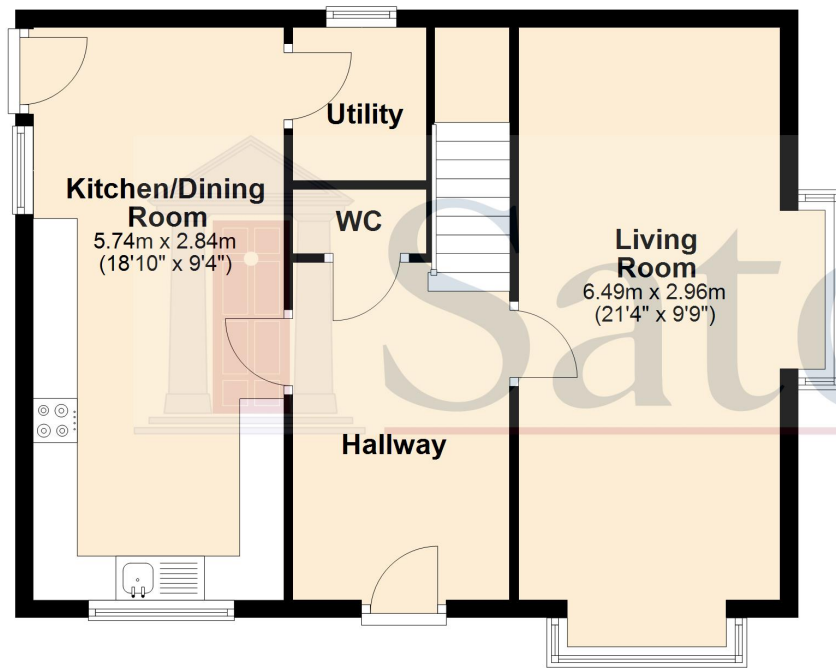




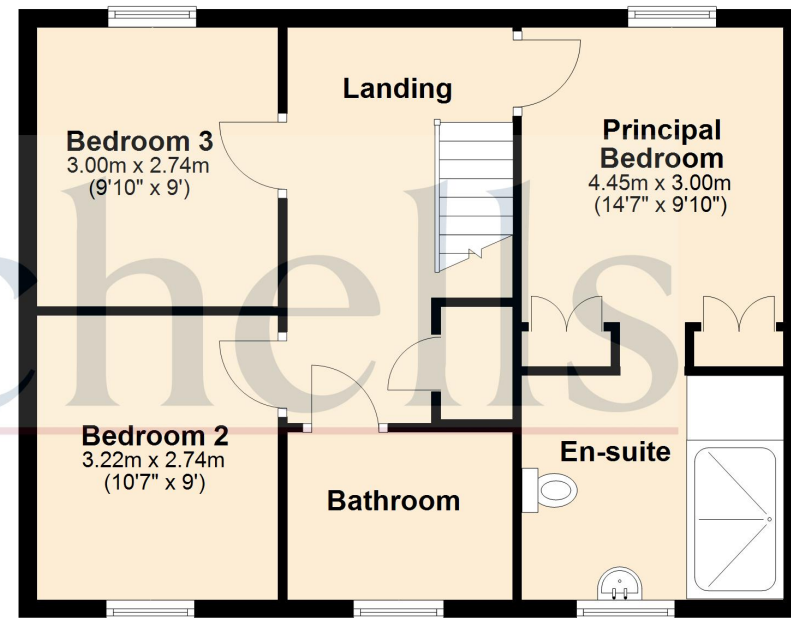
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



Ground Floor



First Floor



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.