



226, Shefford Road

Clifton, Shefford,
Bedfordshire, SG17 5QS

Offers in Excess of £550,000

country
properties

This beautifully presented CHAIN FREE three-bedroom detached home occupies a fabulous plot and offers spacious, versatile living throughout. The property has been thoughtfully extended to create generous living accommodation, complemented by a convenient downstairs shower room. The property is perfectly positioned close to both the idyllic village of Clifton and the market town of Shefford within excellent school catchments and local amenities. Arlesey station is a short drive away with fast rail links into the city.

- CHAIN FREE - A MUST VIEW !
- Downstairs shower room & upstairs bathroom
- Garage and driveway providing off road parking for 5-6 cars
- Large established rear garden, with lawns & fruit trees, edged with shrub & flower borders
- Tesco Express, Post Office, butchers, community centre and highly regarded schooling
- POTENTIAL TO EXTEND (STPP)
- Three good size bedrooms
- Garden room with doors opening out onto rear garden
- Fibre connection to the property, ideal for working from home



Ground Floor

Enter Via

Part glazed front door with wing windows leading to Entrance Hall.

Entrance Hall

Stairs rising to first floor accommodation. Radiator. Under stairs cupboard housing gas boiler & hot water tank. Door into Kitchen/Diner & Living room

Living Room

15' 3" x 12' 7" (4.65m x 3.84m) Bay window to front aspect. Radiator. Feature stone fireplace with gas fire.

Kitchen/Dining Room

19' 7" x 12' 0" (5.97m x 3.66m) Double glazed window to side. French doors leading out to rear garden. Engineered Oak flooring. Radiator. Feature wall mounted gas fire. A range of eye & base level units with complementary work surfaces over. Stainless steel sink & drainer unit with mixer tap over. Peninsular island with electric cooker with induction hob and a range of base cupboards & seating. Integrated fridge freezer. Integrated dishwasher. Door into Utility room

Utility Room/Inner Lobby

Space & plumbing for washing machine. Wall unit. Part glazed door leading to driveway. Door into Cloakroom/Shower Room. Door into Garden Room/Reception Room 2.

Cloakroom/Shower Room

Three piece suite comprising: WC, wall mounted wash hand basin. Shower cubicle. Radiator. Obscure double glazed window to side.



Garden Room/Reception Room 2

12' 8" x 9' 0" (3.86m x 2.74m) Double glazed window to side. Sliding patio doors opening out onto rear garden. Engineered Oak flooring. Radiator.

First Floor

Landing

Double glazed window to side. Doors to all bedrooms & bathroom.

Bedroom 1

12' 10" x 12' 2" (3.91m x 3.71m) Double glazed window to front. Large built in wardrobes. Radiator.

Bedroom 2

12' 1" x 10' 11" (3.68m x 3.33m) Double glazed window to rear. Radiator.

Bedroom 3

8' 9" x 8' 1" (2.67m x 2.46m) Double glazed window to rear. Radiator.



Family Bathroom

Obscure double glazed window to front. Three piece suite comprising: panel enclosed bath with shower over. Pedestal wash hand basin, WC. Radiator. Luxury vinyl tile effect flooring.

Outside

Rear Garden

Large paved patio area with gated access to front. Mature garden mainly laid to lawn with established shrub & flower borders. Pathway leading to further garden area with apple & pear trees and vegetable beds. Greenhouse.

Shed

16' 3" x 8' 4" (4.95m x 2.54m) Window to side. Power & light. Water tap.

Shed

16' 9" x 10' 7" (5.11m x 3.23m) Windows to side & front. Power & light.

Front Garden & Driveway

Gated access providing access to driveway with off road parking for 5-6 cars enclosed by mature hedging & shrubs. Driveway leading to garage. Pathway leading to front door. Gated access to rear.

Garage

15' 7" x 8' 10" (4.75m x 2.69m) Power & light.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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





Approximate Area
 Ground Floor = 62.6 sq m / 674 sq ft
 First Floor = 43.9 sq m / 472 sq ft
 Outbuildings = 42.0 sq m / 452 sq ft
 (Including Garage)
 Total = 148.6 sq m / 1,598 sq ft



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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