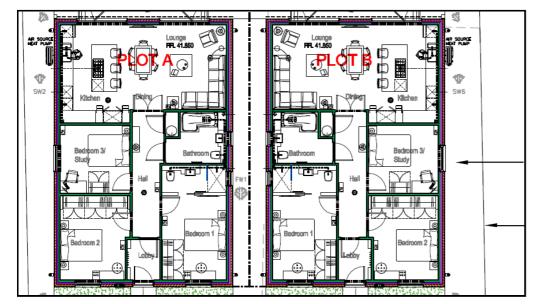


Plot A Broad Street, Clifton, Shefford, Bedfordshire. SG17 5RP







3 Bedroom Bungalow £595,000 Freehold

These two brand-new detached bungalows with three bedrooms are located in a private development in Clifton. Both of these residences will have underfloor heating throughout, off-street parking with an EV charger, and en suite bathrooms in the principal bedrooms. Call now to view!

- New build property
- Three bedroom bungalow
- 26 ft kitchen and lounge
- Energy efficient air source heat pump
- 2 parking spaces and electric charging point
- 1075 sq ft GIA
- Underfloor heating throughout
- Landscaped garden
- Awaiting EPC. Awaiting council tax band



Ground Floor Entrance Hall:

Amtico floor and zoned underfloor heating continues through to the kitchen and living area.

Kitchen & Lounge:

Abt. 4.05m x 7.95m (13' 3" x 26' 1") A lovely and particularly spacious room approximately 26 ft in length with two sets of Cosentino style doors leading to the garden and patio. The kitchen will have a central peninsula and the wall and base units will be sage colour from the 'Milton range' including contrasting quartz worktops. All of the integrated appliances are AEG including a wine cooler, fridge freezer, dishwasher, double oven, induction hob, washing machine and underfloor heating.

Bedroom One:

Abt. 5.5m x 3.07m (18' 1" x 10' 1") Double bedroom, dual aspect front and side window. The floors to be carpeted.

En-Suite:

A well appointed tiled bathroom with a window to the side. There is a floor level walk in shower cubicle and wash hand basin.

Bedroom Two:

Abt. 3.1m x 4.05m (10' 2" x 13' 3") Double bedroom with a window to front. Carpeted floors.

Bedroom Three/Study:

Abt. 3.34m x 3.27m (10' 11" x 10' 9") Small double bedroom or study, with carpet floors. Window to side.

Family Bathroom

'P' Shape bath wtub with shower fitted. Low level flush toilet and sink wash basin.

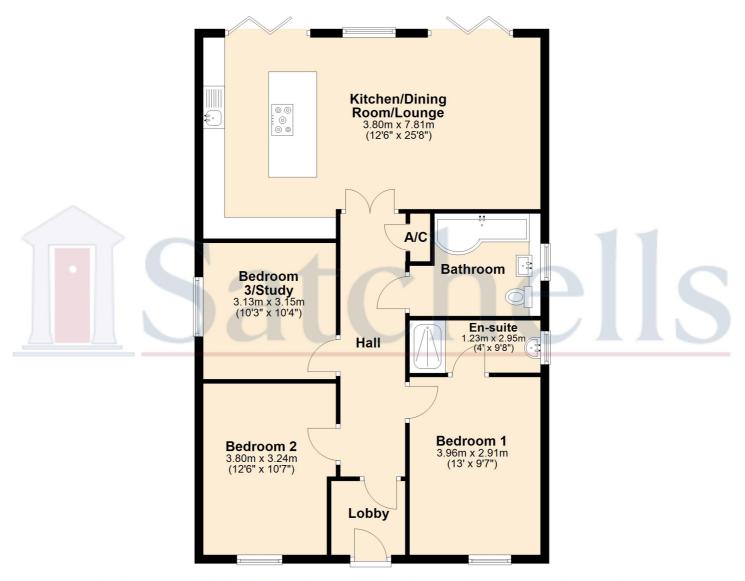
Agents Note:

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

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



For illustrative 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.

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