



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



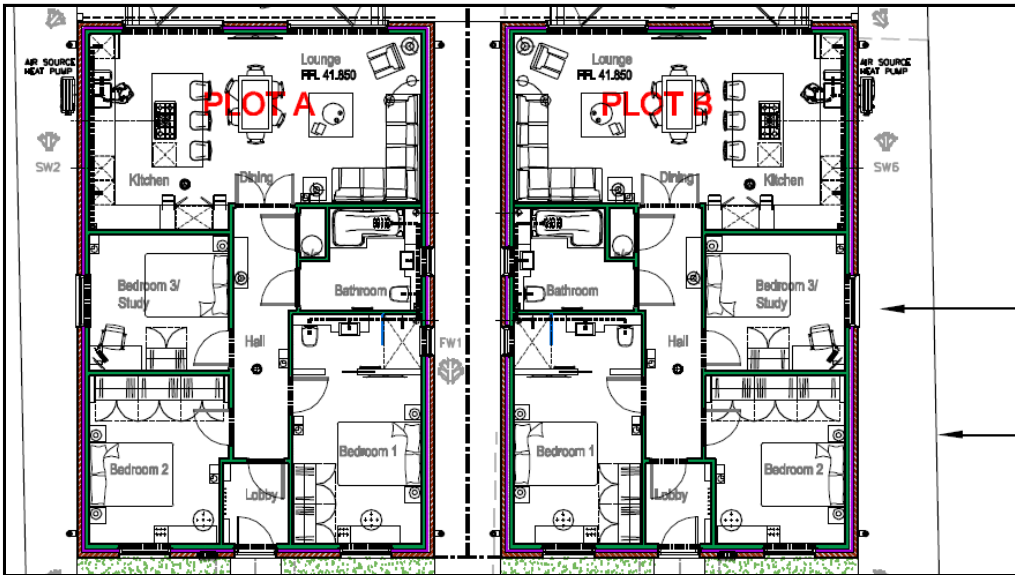


3 Bedroom Bungalow

£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.

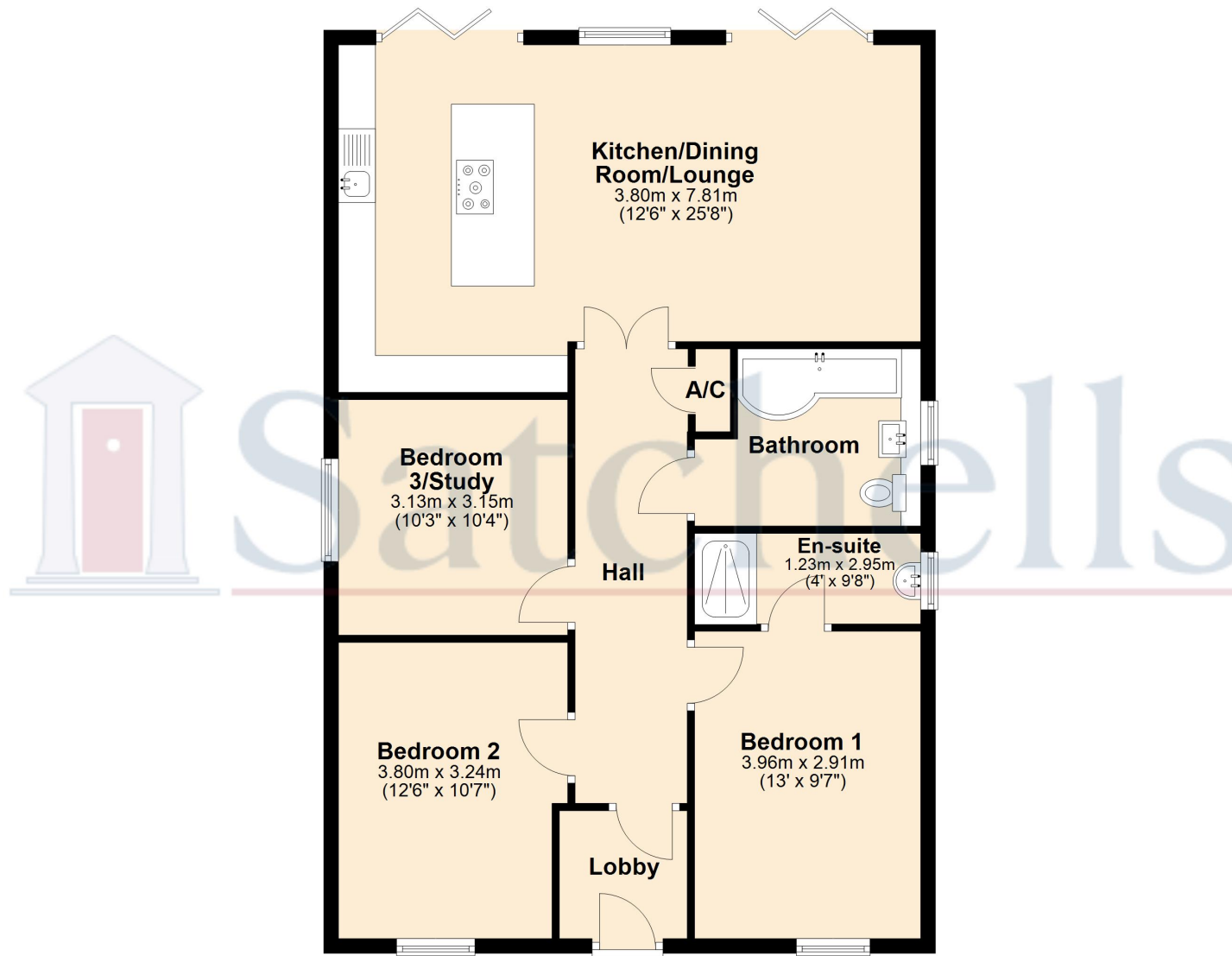
Family Bathroom

'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.

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.