



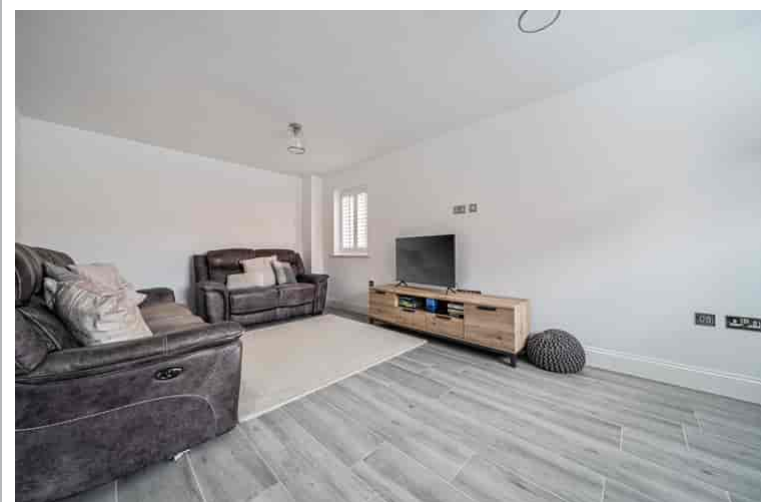
5, Napier Orchard

Clifton, Shefford,
Bedfordshire, SG17 5QW
£500,000

country
properties

A stunning three-bedroom detached home, built by Hayfield Homes in 2022, offering contemporary living with the reassurance of the NHBC 10-year structural warranty. The property boasts an impressive 18ft upgraded kitchen/diner, perfect for entertaining, and luxurious marble-effect fully tiled bathrooms. Additional benefits include a garage, off-street parking, and a peaceful cul-de-sac setting, making this a truly stylish home in a sought-after location.

- ** NO UPWARD CHAIN **
- Master bedroom with built in wardrobe and en suite shower room
- Paved driveway leading to garage provides off road parking for 2-3 cars
- Fantastic presentation throughout - just move in
- South facing rear garden with access into the 19ft garage with power and light
- Sought after location with well regarded local schools



Ground Floor

Entrance Hall

Tiled flooring. Radiator. Under stairs storage cupboard. Stairs raising to first floor. Doors leading to cloakroom, living room & kitchen/dining room.

Cloakroom

Obscure double glazed window to front. Low level WC, vanity wash hand basin. Tiled flooring. Chrome heated towel rail.

Living Room

19' 6" x 10' 11" (5.94m x 3.33m) Double glazed windows to front and side with fitted shutters. Radiator. Tiled flooring. Glazed double doors into hallway. Glazed door into Kitchen.

Kitchen/Dining Room

18' 11" x 11' 8" (5.77m x 3.56m) A range of wall & base units with Silestone worksurfaces over & Silestone splashbacks. Stainless steel one and a half bowl sink & drainer unit with swan neck mixer tap over. Double electric oven, induction hob with extractor fan over. Combination/microwave oven. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Tiled flooring. Radiator. Wall mounted boiler enclosed in cupboard. Double glazed double doors onto rear garden with wing windows. Double glazed window to front.

First Floor

Landing

Airing cupboard housing hot water tank & shelving. Loft access (professionally boarded). Radiator. Doors into all rooms



Bedroom 1

15' 1" x 11' 0" (4.60m x 3.35m) Double glazed window to front with fitted shutters. Radiator. Built in wardrobes. Door to en-suite

En-suite

Obscure double glazed window to side. Double shower cubicle. Low level WC. Wash hand basin. Fully tiled with marble style effect tiling. Large fitted mirror. Shaver point. Chrome heated towel rail. Extractor fan. Marble effect tiled flooring.

Bedroom 2

11' 11" x 9' 0" (3.63m x 2.74m) Double glazed window to rear. Radiator.

Bedroom 3

9' 8" x 8' 3" (2.95m x 2.51m) Double glazed window to rear. Radiator. Wood effect flooring.



Bathroom

Obscure double glazed window to front. Suite comprising panel enclosed bath with main shower over and folding glass side screen. Low level WC. Vanity wash hand basin. Chrome heated towel rail. Shaver point. Marble effect style fully tiled walls. Marble effect tiled flooring. Extractor fan.

Outside

Rear Garden

South facing garden. Paved patio area. Laid mainly to lawn. Water tap. Service light. Gated access to front.

Front Garden

Laid mainly to lawn with shrub areas with pathway to front door with storm canopy.

Garage

19' 7" x 10' 6" (5.97m x 3.20m)
Obscure multi pane side door. Up & over door. Power & light. Eaves storage. Driveway parking for 2-3 cars.

Agents Note

The vendor has informed that the Service Charge is approx £300 per annum

We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

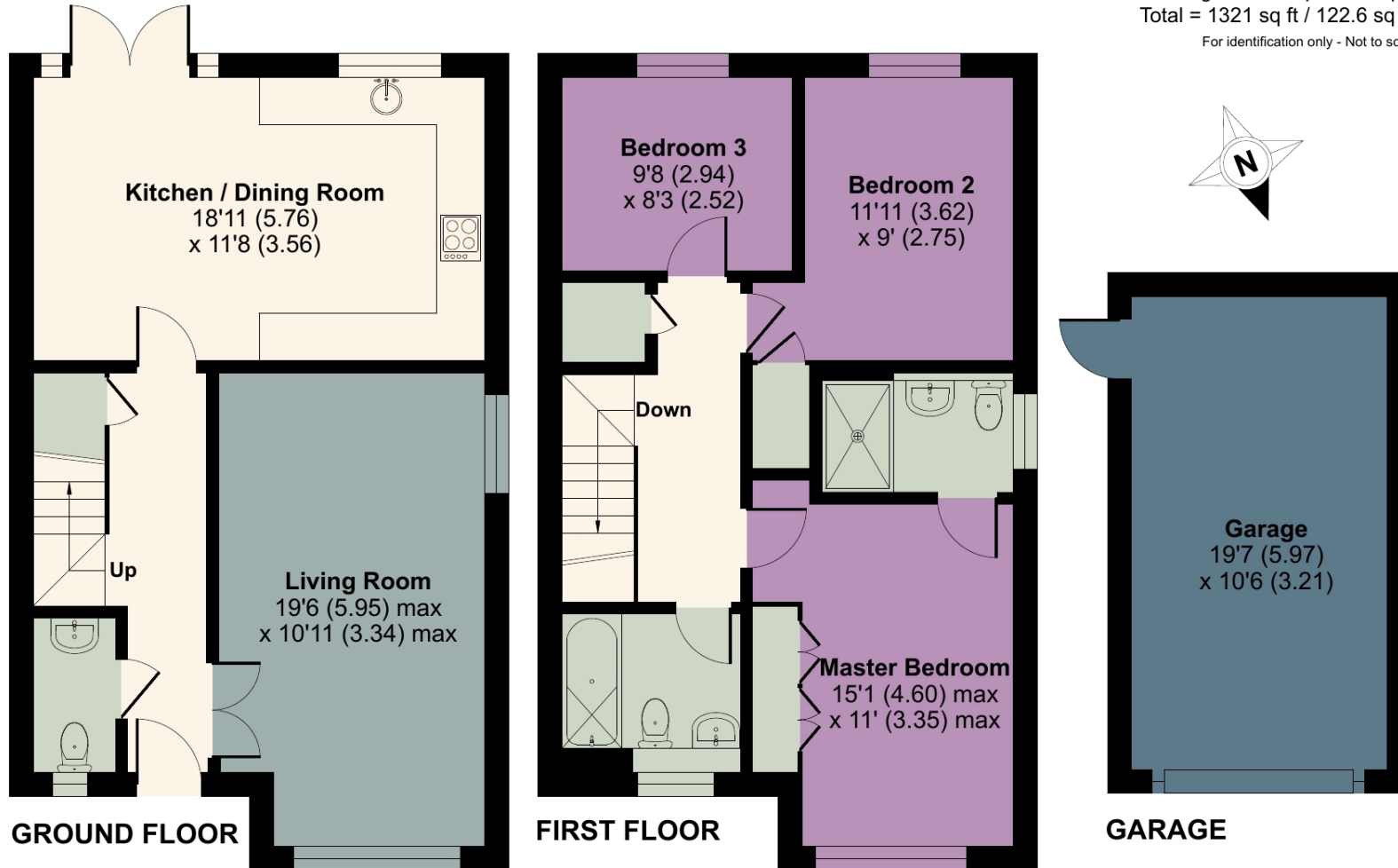
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk.

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





Approximate Area = 1116 sq ft / 103.6 sq m
Garage = 205 sq ft / 19 sq m
Total = 1321 sq ft / 122.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Country Properties. REF: 1396320



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

Country Properties | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: shefford@country-properties.co.uk

www.country-properties.co.uk

country
properties