



6, Knolls Way

Clifton, Shefford,
Bedfordshire, SG17 5QZ
GUIDE £450,000

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properties

Make your mark on this rarely available CHAIN FREE four bedroom detached home located in a sought after cul de sac location in the popular village of Clifton. The property is a short stroll to local village amenities and highly regarded schooling.

- CHAIN FREE – A MUST VIEW !
- Four bedrooms
- Useful downstairs cloakroom
- Sought after cul-de-sac location
- Potential to adapt current layout – subject to necessary planning approval
- Rear garden with views across fields
- A short drive to nearby Arlesey Station for rail links into the city
- A short stroll to village amenities, local pub, butchers, convenience store & community centre

Ground Floor

Entrance Hall

Tiled flooring. Radiator. Doors into Living/Dining Room & Cloakroom

Cloakroom

Wall mounted wash hand basin, WC. Radiator. Obscure double glazed window to front.

Living/Dining Room

27' 1" x 13' 2" (8.26m x 4.01m) Feature fireplace fitted with multi fuel log burner & brick hearth. Under stairs storage cupboard. Further storage cupboard. Two radiators. Double glazed window to front. Patio doors opening onto rear garden. Glazed door into Kitchen. Stairs rising to first floor.

Kitchen

12' 1" x 8' 4" (3.68m x 2.54m) A range of eye & base level units with complementary work surfaces over & tiled splashbacks. Space for dishwasher & under counter fridge. Space for electric oven, electric hob with stainless steel extractor hood over. Space for washing machine. Stainless steel sink & drainer unit. with swan neck mixer tap over. Radiator. Double glazed window to rear. Glazed door opening to side.



First Floor

Landing

Double glazed window to side. Radiator. Access to loft. Door to storage cupboard. Doors leading to all bedrooms & shower room

Bedroom 1

13' 2" x 9' 7" (4.01m x 2.92m) Double glazed window to front. Radiator.

Bedroom 2

12' 9" x 8' 2" (3.89m x 2.49m) Double glazed window to front. Radiator.

Bedroom 3

11' 5" x 8' 5" (3.48m x 2.57m) Double glazed window to rear. Radiator.

Bedroom 4

10' 8" x 10' 0" (3.25m x 3.05m) Double glazed window to rear. Radiator. Built in wardrobes.

Shower Room

Three piece suite comprising separate shower cubicle, WC, pedestal wash hand basin. Radiator. Obscure double glazed window to side.

Outside

Front Garden

Mainly laid to lawn with various mature shrub and flower borders. Driveway providing off road parking for 1 car leading to single garage. Pathway leading to front door.

Rear Garden

Paved patio area. Mature flower & shrub borders. Path leading to gated access to front. Views over farmland to rear.

Garage

19' 11" x 8' 2" (6.07m x 2.49m) Single garage with up & over door, fitted with 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



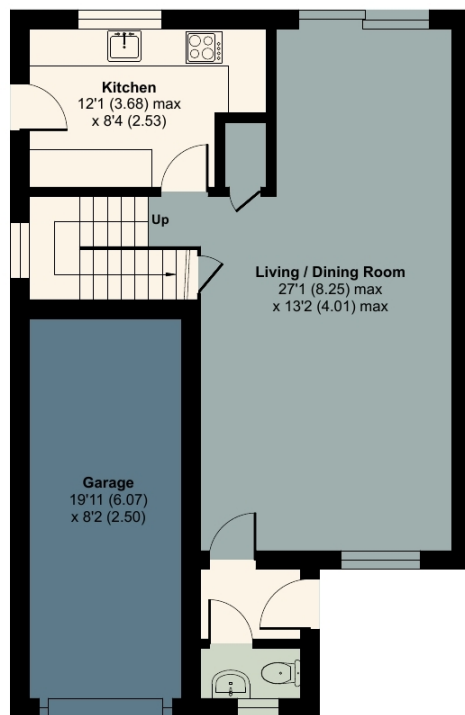


Approximate Area = 1133 sq ft / 105.2 sq m

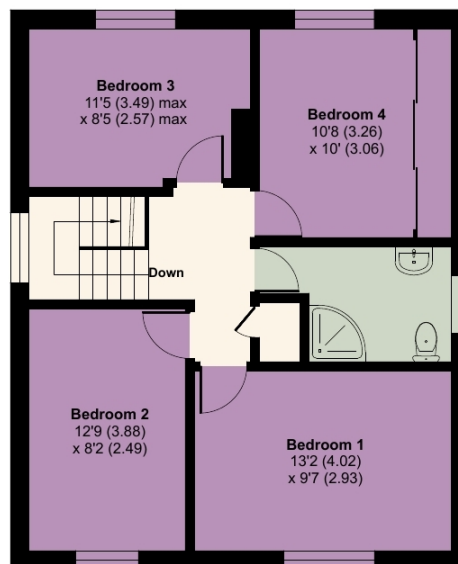
Garage = 159 sq ft / 14.7 sq m

Total = 1292 sq ft / 120 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 1455948



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Viewing by appointment only

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

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

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