



26, Sears Close

Shefford,
Bedfordshire, SG17 5HG
O.I.E.O £400,000

country
properties

Offered with no upward chain, this well-presented three-bedroom semi-detached home is tucked away at the end of a quiet cul-de-sac and benefits from a garage, off-road parking for three cars, and a sought-after village location in Clifton, well regarded for its schooling.

- ** NO UPWARD CHAIN **
- Master bedroom with en suite and built in wardrobe
- Set at the end of a quiet cul de sac with countryside walks nearby
- Single garage with remote control roller door – power and light and paved parking for 3 cars
- Sought after village location with well regarded All saints academy lower school
- Large hallway with bespoke built in storage and brick built outbuilding in the rear garden

Ground Floor

Entrance Porch

Ceramic tiled flooring. Bespoke storage unit with space & plumbing for washing machine. Space for tumble dryer. Overhead storage, drawer units, display cabinet with built in lighting. Door through to Entrance hall

Entrance Hall

Oak flooring. Radiator enclosed in decorative cover. Under stairs storage cupboard. Stairs raising to first floor. Doors to Kitchen/Diner, Living room & Cloakroom.

Cloakroom

Low level WC, circular wash hand basin with mixer tap over. Oak flooring. Fully tiled walls. Feature lighting. Chrome heated towel rail.

Kitchen/Breakfast Room

17' 1" x 8' 10" (5.21m x 2.69m) A range of wall & base unit with roll edge worksurfaces over. Inset ceramic one and a half sink & drainer unit with mixer tap over. Tiled splashbacks. Built in electric oven & combination microwave, grill & oven. Built in dishwasher. Gas hob with stainless steel extractor hood over. Integrated fridge freezer. Wall mounted boiler. Display cabinets with feature lighting. Feature pelmet lighting. Oak flooring. Radiator. Leaded light double glazed windows to front & side.

Living Room

15' 7" x 10' 7" (4.75m x 3.23m) Two leaded light double glazed windows to rear. Double glazed double doors onto rear garden. Feature stone fireplace fitted with gas fire & stone hearth. Radiator. Wall lights.



First Floor

Landing

Loft access fitted with ladder. Airing cupboard housing hot water tank & shelving. Doors into all rooms

Bedroom 1

13' 3" x 8' 8" (4.04m x 2.64m) Double glazed leaded light window to rear. Built in wardrobe with mirrored sliding doors. Door leading to En-suite

En-suite

Shower cubicle. Low level WC. Corner pedestal wash hand basin. Wood panelling to dado height. Tiled splashbacks. Extractor fan. Obscure double glazed leaded light window to side.

Bedroom 2

9' 5" x 9' 3" (2.87m x 2.82m) Double glazed leaded light window to front. Radiator. Built in wardrobe with hanging rail.

Bedroom 3

10' 2" x 6' 7" (3.10m x 2.01m) Double glazed leaded light window to rear. Radiator. A range of fitted wardrobes & drawer units

Bathroom

Obscure leaded light double glazed window to front. Suite comprising panel enclosed bath with main shower over & folding glass side screen. Vanity wash hand basin. Low level WC. Extractor fan. Display cabinet x 2. Fully tiled walls. Chrome heated towel rail. Oak flooring.

Outside

Front Garden

Paved with a raised deck patio area. Brick retaining wall with feature wrought iron railings. Timber storage shed.

Rear Garden

Laid mainly to lawn & paved patio area with pergola over & brick retaining wall. Gated access to front. Further paved patio area. Paved pathway leading to brick outbuilding.

Store

7' 0" x 6' 6" (2.13m x 1.98m) Brick built store. Light. Window to side. Door to front.

Garage

13' 5" x 8' 10" (4.09m x 2.69m) Remote controlled up & over door. Power & light. Paved driveway provides off road parking for 3 cars.

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 = 947 sq ft / 87.9 sq m

Garage = 114 sq ft / 10.5 sq m

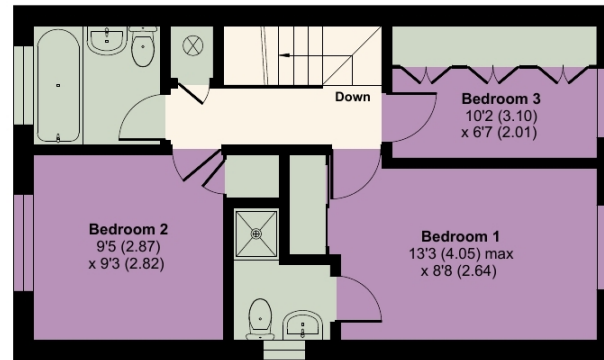
Outbuilding = 46 sq ft / 4.2 sq m

Total = 1107 sq ft / 102.6 sq m

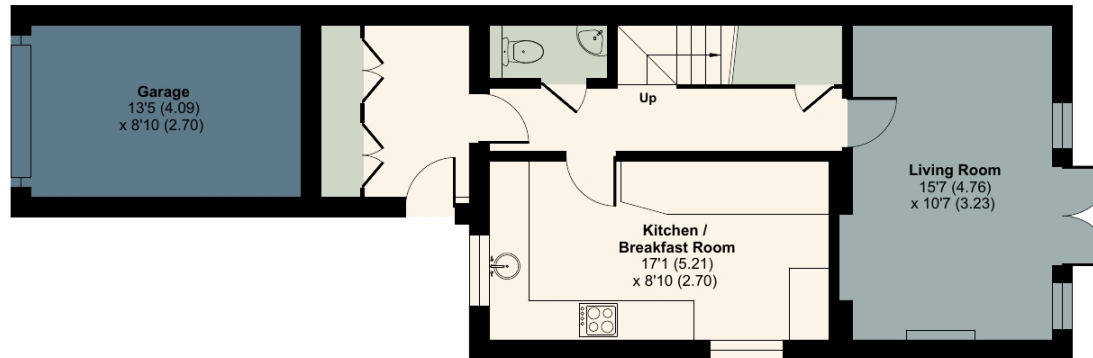
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OUTBUILDING



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	72
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2026. Produced for Country Properties. REF: 1458769



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Viewing by appointment only

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