



34, Pomona Way

Shefford,
Bedfordshire, SG17 5FX
Shared Ownership £162,000

country
properties

Offered on a 40% shared ownership basis (full market value £405,000), this beautifully presented home was constructed in 2023 and has been further improved by the current owner with stylish decorative enhancements and a thoughtfully landscaped rear garden. The property also benefits from driveway parking for two vehicles.

- Well presented throughout – Just move in
- Master bedroom with feature wood panelling and ensuite shower room
- • Stylish fully integrated 17ft kitchen/dining room with doors opening onto the rear garden
- Upgraded Hive heating system – controllable from your smart phone
- Still retaining 10-year NHBC builders' warranty – commenced 2023
- Landscaped rear garden with upgraded paving and gated access to driveway/parking
- Driveway to the side providing off road parking for two vehicles complemented by a generous frontage

Ground Floor

Entrance Hall

Wood effect flooring. Radiator. Stairs raising to first floor.

Living Room

13' 7" x 12' 0" (4.14m x 3.66m) Multi pane double glazed window to front. Radiator. Wood panelling to 2 walls. Two wall lights. Door to Inner lobby

Inner Lobby

Wood effect flooring. Under stairs storage cupboard. Door to Cloakroom. Opening into Kitchen/Diner

Cloakroom

Low level WC, pedestal wash hand basin with tiled splashback. Wood effect flooring. Radiator. Obscure double glazed window to side. Extractor fan.

Kitchen/Diner

17' 0" x 9' 9" (5.18m x 2.97m) A range of wall & base units with roll edge worktop over & upstands. Inset stainless steel one and a half bowl sink & drainer unit with swan neck mixer tap over. Built in electric oven & gas hob with stainless steel splashback & stainless steel extractor hood over. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Wood effect flooring. Radiator. Wall mounted gas boiler enclosed in cupboard. Double glazed double doors onto rear garden. Double glazed window to rear.



First Floor

Landing

Loft access. Doors into all rooms

Bedroom 1

13' 7" x 10' 5" (4.14m x 3.17m) Multi pane double glazed window to front. Radiator. Feature wood panelling with fitted wall lights. Door to En-suite

En-suite

Double shower cubicle. Pedestal wash hand basin. Low level WC. Tiled splashbacks. Wood effect flooring. Extractor fan. Shaver point. Obscure double glazed window to side.

Bedroom 2

11' 4" x 9' 8" (3.45m x 2.95m) Double glazed window to rear. Radiator.

Bedroom 3

11' 4" x 7' 11" (3.45m x 2.41m) Double glazed window to rear. Radiator. Built in wardrobe.

Bathroom

Panel enclosed bath with main shower over & glass side screen. Pedestal wash hand basin. Low level WC. Wood effect flooring. Obscure double glazed window to side. Extractor fan. Radiator.

Outside

Rear Garden

Paved patio area. Laid mainly to lawn with raised flower & shrub borders enclosed in sleepers. Water tap. Gated access to front. Composite shed (to remain). Paved driveway with off road parking for 2 cars.

Front Garden

Large lawn area with flower & shrub borders and paved pathway leading to front door.

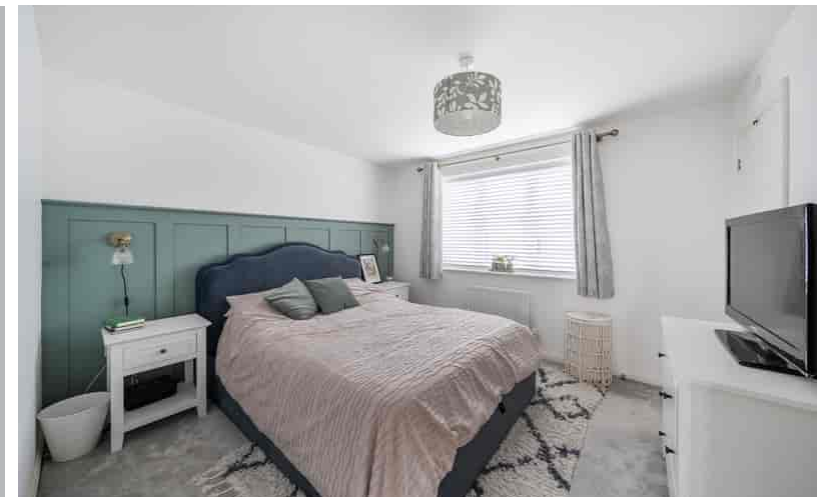
Agents Note

*The vendor informs us that the property is held on a 990-year lease from October 2023. Rent payable to Sage Homes on the remaining share of the property is currently £686.14 per calendar month, inclusive of the development service charge. This figure is reviewed annually in April. We advise any buyer to check this information with their legal representative prior to exchange of contracts.

Please note that eligibility criteria apply to the purchase of this property. Prospective purchasers will be qualified prior to any viewing appointment. Any applicant wishing to proceed will be required to complete the necessary Sage Homes application forms, which will be assessed by Sage Homes. Subject to approval, the legal process can then commence.

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

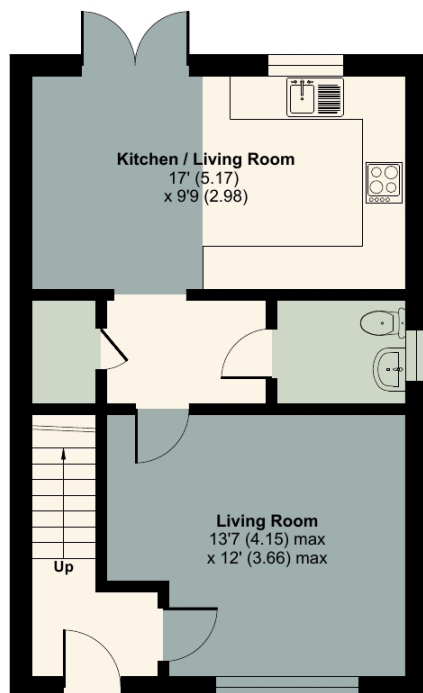
PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



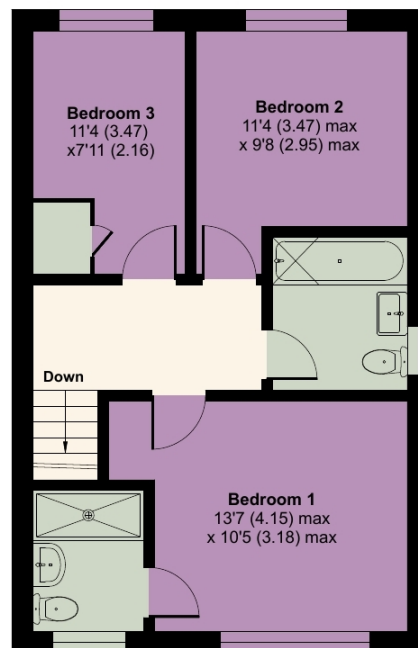


Approximate Area = 942 sq ft / 87.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	95
(81-91)	B	84
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(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). © nchecon 2026. Produced for Country Properties. REF: 1472016



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

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