



9, Knolls Way

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

country
properties

Situated in a quiet cul-de-sac within the highly desirable village of Clifton, this CHAIN FREE four-bedroom detached family home offers an excellent opportunity for buyers looking to put their own stamp on a property. The home benefits from a garage and a generous driveway providing off-road parking for up to four vehicles. Conveniently located within walking distance of local amenities and well-regarded schools, it is also just a short drive from Arlesey train station, offering fast and direct rail links into London.

- Offered CHAIN FREE – just move in !
- Potential to adapt the current layout, subject to any necessary building consents
- Useful cloakroom and upstairs family bathroom
- 2 double bedrooms
- The property benefits from a warm air heating system, providing efficient and evenly distributed heating throughout the home.
- Driveway provides ample off road parking leading to a single garage
- A short stroll to vilalge amenities, local pub, butchers, convenience store and community centre
- A short drive to nearby Arlesey for fast rail links into London & Cambridge

Ground Floor

Porch

Sliding doors into Porch and double glazed window. Door into Entrance hall

Entrance Hall

Door into Cloakroom. Glazed door into Living Room.

Cloakroom

Wash hand basin with vanity under. WC. Obscure glazed window to Entrance Porch.

Living Room

20' 9" x 10' 11" (6.32m x 3.33m) Double glazed Bay window to front. Feature brick fireplace with open fire. Glazed door into Dining Room

Dining Room

13' 4" x 11' 11" (4.06m x 3.63m) Stairs rising to first floor. Glazed door into Kitchen. Patio doors leading out to rear garden.

Kitchen

13' 3" x 10' 1" (4.04m x 3.07m) A range of eye & base level units with complementary work surface over. Eye level double oven & grill. Four ring gas hob with integrated extractor. Tiled splashbacks. Space for washing machine. Space for dishwasher. Cupboard housing boiler. Space for fridge freezer. Double glazed window to rear.



First Floor

Landing

Doors to all bedrooms & shower room. Access to loft hatch. Airing cupboard housing hot water tank & solar panel controller.

Bedroom 1

11' 1" x 10' 2" (3.38m x 3.10m) Double glazed window to rear. A range of built in wardrobes.

Bedroom 2

11' 2" x 10' 8" (3.40m x 3.25m) Double glazed window to front..

Bedroom 3

9' 11" x 6' 9" (3.02m x 2.06m) Double glazed window to front. Built in storage cupboard.

Bedroom 4

9' 6" x 7' 0" (2.90m x 2.13m) Double glazed window to rear.

Shower Room

Obscure double glazed window to side. Shower cubicle, wash hand basin, WC.

Outside

Rear Garden

Paved patio area. Mainly laid to lawn with mature flower, shrub & tree borders. Further paved patio area. Greenhouse.

Front Garden

Mainly laid to lawn with shrub borders. Driveway providing off road parking for 3-4 cars. Access on driveway to garage. Gated access to rear.

Garage

16' 10" x 8' 8" (5.13m x 2.64m) Up & over door. Glazed window overlooking garden area.

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

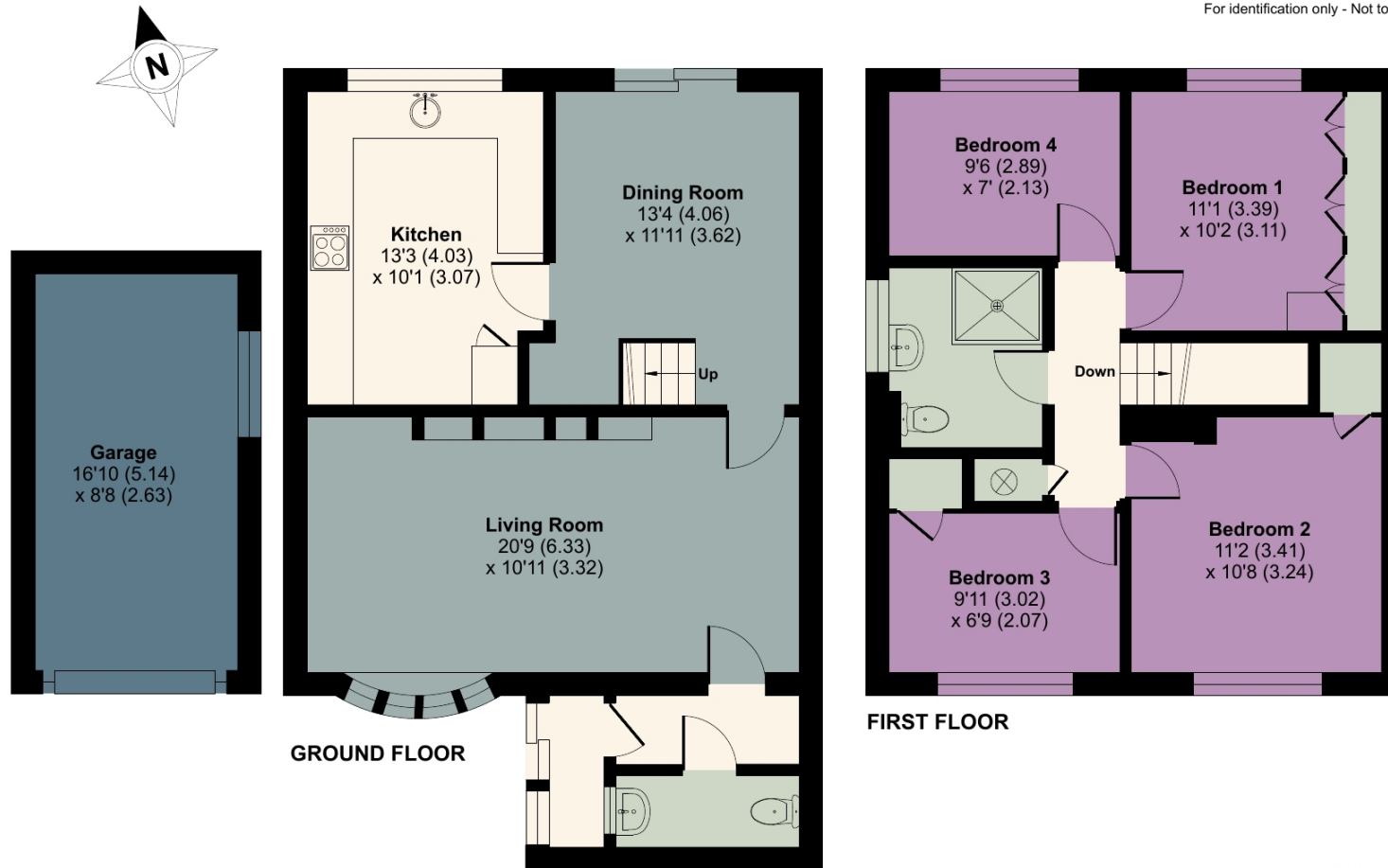


Approximate Area = 1120 sq ft / 104 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1265 sq ft / 117.4 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). © n̄checom 2026. Produced for Country Properties. REF: 1468720



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Viewing by appointment only

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