



6, Edinburgh Grove

Clifton, Shefford,
Bedfordshire, SG17 5LQ
£625,000

country
properties

Built by Mulberry Homes, this beautifully presented four-bedroom detached home offers an excellent balance of living space, ideal for modern family living. Benefiting from a recently landscaped south-facing garden and countryside walks right on the doorstep, the property is presented in immaculate condition throughout and is truly move-in ready.

- Master bedroom with contemporary built in wardrobes and en-suite
- Still retaining builders 10 x year NHBC structural defects warranty
- Garage with power and light and driveway parking in front for 2 cars
- Fantatstic presentation throughout - Just move in!
- Set in the sought-after village of Clifton, this home enjoys a desirable location that is particularly popular with families
- Countryside walk on your doorstep

Ground Floor

Entrance Hall

Ceramic tiled flooring. Stairs raising to first floor with understairs storage cupboard. Radiator. Doors into Kitchen/Dining/Family room, Living room & Cloakroom

Cloakroom

Low level WC, wash hand basin. Tiled splashbacks. Ceramic tiled flooring. Radiator. Obscure double glazed window to front.

Living Room

21' 0" x 10' 10" (6.40m x 3.30m) Universal 55 LVT flooring. Double glazed window to front. Double glazed double doors onto rear garden. Two radiators.

Kitchen/Dining/Family Room

27' 7" x 11' 11" (8.41m x 3.63m) A range of wall & base units with roll edge worksurfaces over. Tiled splashbacks. Inset one and a half sink & drainer unit with swan neck mixer tap over. Built in electric eye level oven. Integrated fridge freezer. Space & plumbing for washing machine. Breakfast bar. Ceramic tiled flooring. Double glazed window to front.

Family Room:

Double glazed double doors onto rear garden. Radiator. Ceramic tiled flooring. Door into Utility room

Utility Room

6' 6" x 5' 2" (1.98m x 1.57m) Wall & base units with roll edge worksurfaces over. Inset stainless steel sink & drainer unit. Space & plumbing for washing machine. Cupboard housing wall mounted gas boiler. Ceramic tiled flooring. Fitted shelving. Double glazed door onto rear garden.



First Floor

Landing

Loft access. Storage cupboard with fitted shelving. Doors into all rooms.

Bedroom 1

12' 4" x 12' 1" (3.76m x 3.68m) Double glazed window to rear. A range of full height built in wardrobes. Radiator. Door to En suite

En-suite

Double shower cubicle, low level WC, pedestal wash hand basin. Tiled splashbacks. Amtico flooring. Extractor fan. Heated towel rail. Shaver point. Obscure double glazed window to rear.

Bedroom 2

10' 11" x 10' 4" (3.33m x 3.15m) Double glazed window to rear. Radiator.

Bedroom 3/Study

10' 3" x 10' 2" (3.12m x 3.10m) Double glazed window to front. Radiator.

Bedroom 4

12' 1" x 8' 1" (3.68m x 2.46m) Double glazed window to front. Radiator.

Bathroom

Suite comprising panel enclosed bath with folding glass side screen & main shower over. Pedestal wash hand basin. Low level WC. Tiled splashbacks. Heated towel rail. Shaver point. Amtico flooring. Obscure double glazed window to front.

Outside

Front Garden

Laid mainly to lawn with central paved pathway leading to front door with flower & shrub borders. Paved driveway leading to the garage with off road parking for 2 cars.

Rear Garden

South East facing large paved patio area. Laid to lawn. Raised flower & shrub beds enclosed by sleepers. Two wooden pergolas. Power points, water tap. Service lights.

Garage

19' 7" x 10' 3" (5.97m x 3.12m) Up & over door. Power & light.

Summerhouse

Timber summerhouse with a set of double doors.

Agents Note:

The seller advises that the service charge is approximately £260 per annum, payable in two six-monthly instalments. We recommend that any prospective purchaser verifies this information with their legal representative prior to the 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





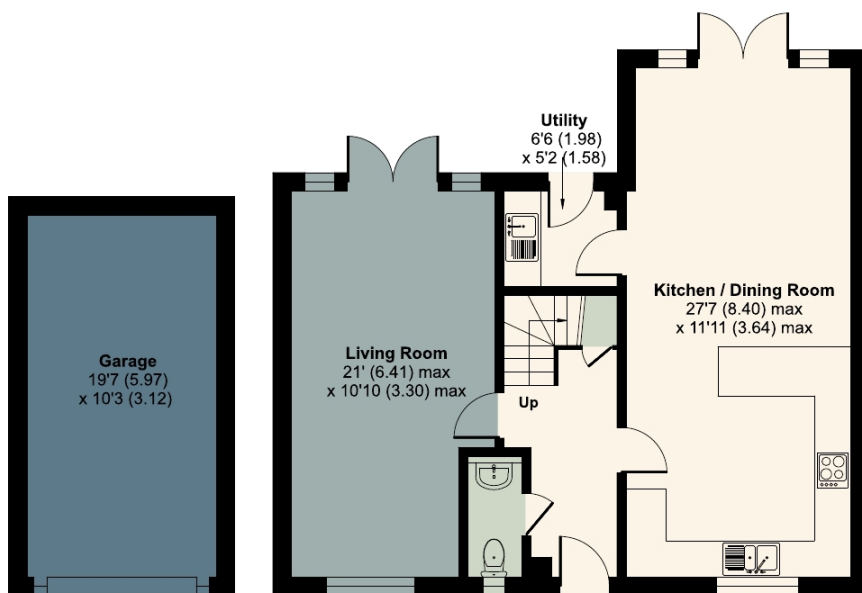
Approximate Area = 1342 sq ft / 124.6 sq m

Garage = 200 sq ft / 18.5 sq m

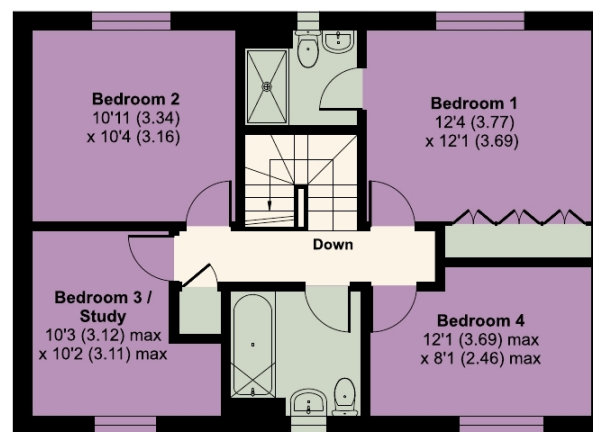
Total = 1542 sq ft / 143.1 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	94
(81-91)	B	
(69-80)	C	85
(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		



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2026. Produced for Country Properties. REF: 1493702



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Viewing by appointment only

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