



12, Haycock Gardens

Clifton, Shefford,
Bedfordshire, SG17 5QN
Offers In Excess of £750,000

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properties

This stylish 4 bedroom detached executive home offers a sense of space, luxury and comfort with a double garage and ample off road parking situated on the popular 'Hayfield Gate' in Clifton. With great kerb appeal and occupying a corner plot the property is perfectly positioned for highly regarded local schooling, village amenities and access to Arlesey for fast rail links into the city.

- Seperate Study & Ultra-fast full fibre broadband connectivity - perfect for working from home !
- Underfloor heating to the ground floor, Farrow & Ball interior paint finishes, Heritage bronze ironmongery
- Impressive main bedrooms with juliette balcony & dressing area
- A short stroll to village amenities including local pub, convenience store/Post office, butchers and village hall
- Stylish kitchen/diner with shaker style kitchen, integrated appliances and peninsular island
- Useful utility room & downstairs cloakroom
- Part walled garden with a southerly aspect
- A short drive to Arlesey station with fast train providing links to London in circa 38 MINS



GROUND FLOOR

Entrance Hall

Wood effect tiling. Under floor heating. Door to Study. Double glazed doors into Living room. Door to understair storage cupboard. Door to WC. Stairs rising to first floor accommodation. Glazed door leading to Kitchen/Dining Room.

Study

8' 2" x 6' 7" (2.49m x 2.01m) Double glazed window to front. Under floor heating. Built in desk and cabinetry.

Cloakroom

Wood effect flooring. Wall mounted wash hand basin. WC. Part tiled walls. Under floor heating.

Living Room

15' 3" x 11' 0" (4.65m x 3.35m) Dual aspect double glazed window to front and side. Under floor heating.

Kitchen/Dining Room

22' 7" x 13' 10" (6.88m x 4.22m) A range of Shaker style eye and base level units with quartz worksurfaces & upstands. Insinkerator providing instant hot water with filtered cold water with drainer unit. Integrated Bosch dishwasher, integrated recyclable bins. Bosch induction hob with concealed extractor hood over. Eye level Bosch combination oven & grill. Integrated fridge freezer. Peninsular island with seating & additional storage cupboards. Bi-folding doors leading onto rear garden. Door to Utility room.

Utility Room

Wood effect tiled flooring. Shaker style eye and base level units with quartz worksurfaces & upstands. Stainless steel sink with mixer tap over. Space and plumbing for washing machine. Space for tumble dryer. Under floor heating. Part glazed door to rear garden. Door leading into double garage.



First Floor

Landing

Doors to all Bedrooms & Bathroom.
Access to loft, fully boarded.

Bedroom one

20' 9" x 12' 1" (6.32m x 3.68m) Two velux windows to rear. French doors leading out onto Juliette balcony. Radiator. Open into dressing area. Door into en suite.

Dressing Room

Range of built in Hammonds wardrobes.
Double glazed window to front. Door into En suite

En suite

Three piece suite comprising: double shower cubicle, WC, wash hand basin with vanity under. Heated towel rail. Obscure double glazed window to front.

Bedroom Two

11' 11" x 11' 4" (3.63m x 3.45m) Double glazed window to front. Built in Hammonds wardrobes. Radiator. Door leading to En suite



En Suite

Three piece suite comprising: double shower cubicle fitted with rainfall shower. Wash hand basin with vanity under. WC. Heated towel rail. Tiled flooring. Obscure double glazed window to side.

Bedroom Three

10' 11" x 10' 11" (3.33m x 3.33m) Double glazed window to rear. Radiator. Wood effect panelling.

Bedroom Four

11' 10" x 10' 11" (3.61m x 3.33m) Double glazed window to rear. Radiator.

Family Bathroom

Four piece suite comprising: Double shower cubicle with rainfall shower, panel enclosed bath, WC, wash hand basin with vanity under. Heated towel rail. Airing cupboard housing pressurised tank. Obscure double glazed window to front.

OUTSIDE

Front Garden

Paved pathway leading to front door. Mainly laid to lawn with flower and shrub borders.

Rear Garden

Part walled south facing rear garden enclosed by timber fence. Paved patio area. Mainly laid to lawn. Further patio area. Gated access to side.

Double Garage

20' 4" x 20' 4" (6.20m x 6.20m) Electric up and over door. Power and 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





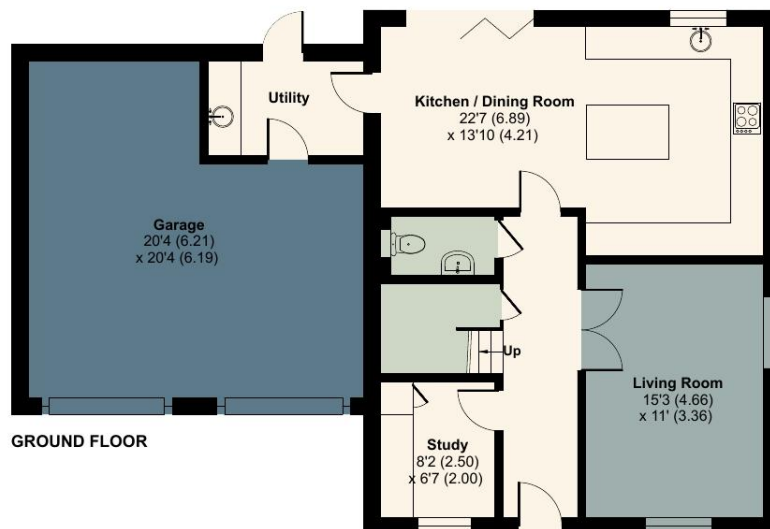


Approximate Area = 1855 sq ft / 172.3 sq m

Garage = 349 sq ft / 32.4 sq m

Total = 2204 sq ft / 204.7 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). © nitchecom 2026. Produced for Country Properties. REF: 1511670



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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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