2, Chapel Close

Clifton, Shefford,
Bedfordshire, SG17 5YG
£800,000

country properties

This beautifully presented five double bedroom family home occupies a quiet cul-de-sac location in the sought-after village of Clifton. Offering over 2041 sq ft of versatile and spacious accommodation, the property benefits from three reception rooms and a separate study, providing excellent flexibility for modern family living. Ideally positioned just a short stroll from local amenities and highly regarded schooling, this attractive home offers an excellent combination of comfort, convenience and village living. Early viewing is highly recommended.

- Beautifully presented - a credit to the current owner!
- Seperate study - ideal for those working from home
- Impressive bedroom one with vaulted ceiling, built in wardrobes and stylish en suite
- Private enclosed west facing rear garden with gated access to front
- A short drive to Arlesey train station for rail links into the city
- A short stroll to Samuel Whitbread Academy & Clifton All Saints Academy
- Five double bedrooms - 2 with en-suites and further family bathroom
- A rare opportunity to acquire a much-loved family home that has been enjoyed by its original owner since new
- Double garage with electric door and overhead storage, plus driveway parking for several cars

Ground Floor

Entrance Porch

Composite door with wing windows. Ceramic tiled flooring. Door leading to Entrance Hallway

Entrance Hallway

Engineered wood flooring. Radiator. Stairs rising to first floor. Under stairs storage cupboard. Door into Living room, Dining room, Study & Kitchen

Cloakroom

Re fitted Wash hand basin with vanity under. WC. Fully tiled with stylish marble effect tiling. Heated towel rail. Obscure window into porch.

Living Room

17' 11" x 11' 4" (5.46m x 3.45m) Double glazed window to front. Feature fireplace with wooden surround & marble hearth and wood burning stove.

Dining Room

11' 9" x 10' 11" (3.58m x 3.33m) Radiator. Open into Conservatory/Garden Room.

Conservatory/Garden Room

12' 7" into bay x 10' 4" (3.84m x 3.15m) Brick base with UPVC windows & Insulated roof. French doors leading out onto rear garden. Ceramic tiled flooring with underfloor heating. Air conditioning.

Kitchen/Breakfast Room

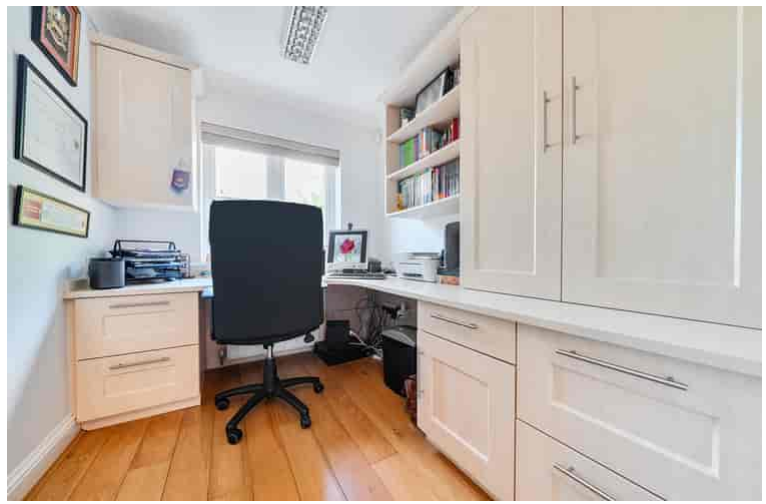
14' 2" x 8' 11" (4.32m x 2.72m) Re fitted with a range of eye & base level units with granite worksurfaces over and splashbacks. Sink/drainer unit with Quooker hot water boiling tap & filtered water. Space for Rangemaster hob with stainless steel extractor hood over (by separate negotiation). Neff integrated dishwasher. Under counter fridge. Integrated eye level Neff oven. Tiled flooring. Radiator. Double glazed window to rear. Door into Utility room.

Utility Room

11' 6" x 7' 11" (3.51m x 2.41m) Tiled flooring. Radiator. Glazed door leading into rear garden. Double glazed window to rear. A range of base & eye level units with complementary worksurfaces over. Stainless steel sink & drainer unit with mixer tap over. Cupboard housing gas boiler. Space for washing machine. Space for tumble dryer. Space for American style fridge freezer with water filter housed in larder cupboard with wine rack.

Study

8' 7" x 7' 1" (2.62m x 2.16m) Double glazed window to rear. Engineered oak flooring. A range of bespoke fitted office furniture.



First Floor

Landing

Loft access: part boarded fitted with ladder & light. Radiator. Airing cupboard housing Megaflow cylinder tank. Doors leading to all bedrooms & bathroom.

Bedroom 1

14' 10" x 11' 10" (4.52m x 3.61m) Vaulted ceiling. Radiator. Double glazed window to front. A range of fitted wardrobes. Door into En-suite Bathroom

En suite Bathroom

Vaulted ceiling. Four piece suite comprising: separate shower cubicle fitted with rainfall shower. Freestanding bath with shower attachment. WC. Wash handbasin with vanity under.

Bedroom 2

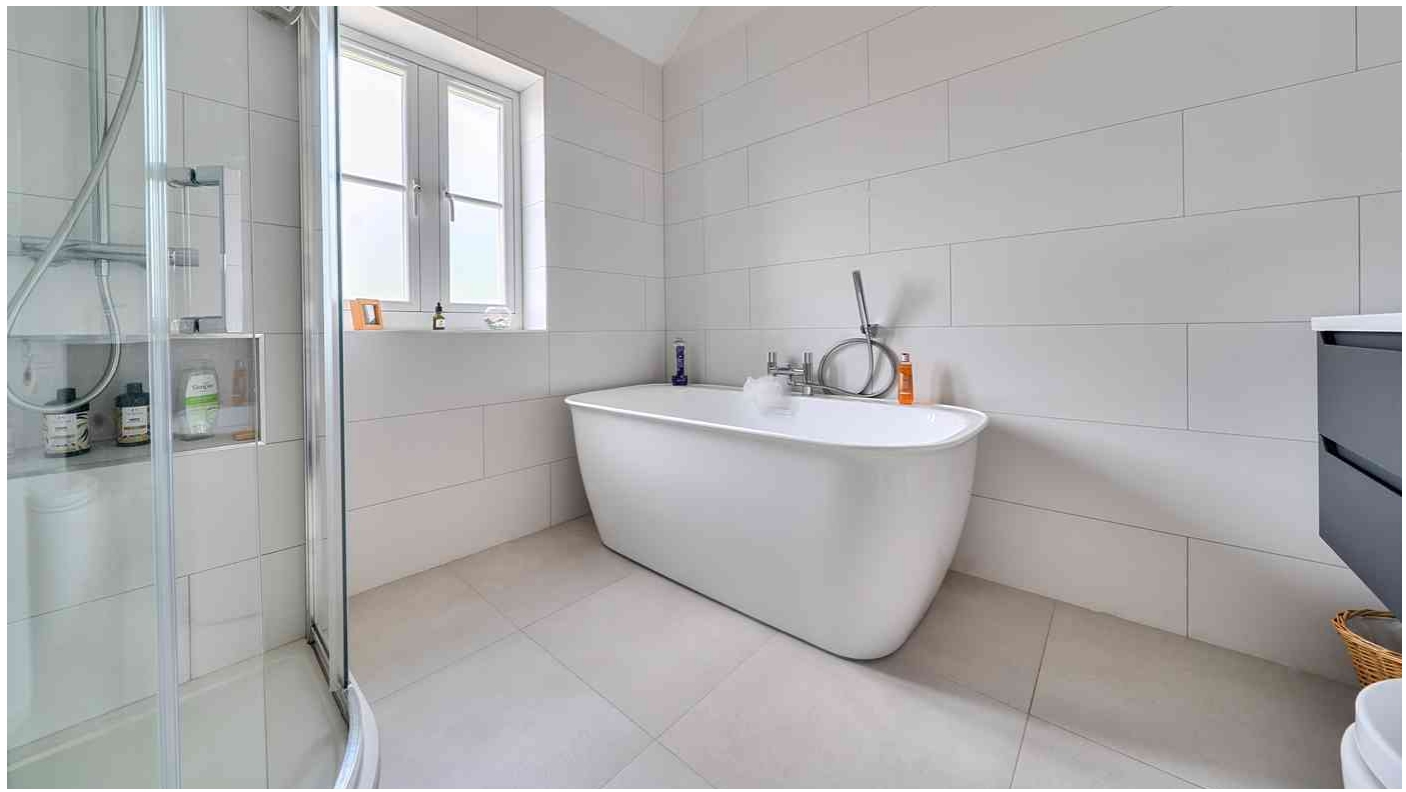
20' 5" x 9' 1" (6.22m x 2.77m) Air conditioning. Radiator. Built in double wardrobe. Double glazed window to front. Door to En suite

En suite

Three piece suite comprising: WC. Wash hand basin with vanity under. Separate shower cubicle. Fully tiled. Heated towel rail. Obscure double glazed window to front.

Bedroom 3

17' 2" x 8' 11" (5.23m x 2.72m) Double glazed window to front. Radiator. Built in wardrobes.



Bedroom 4

13' 7" x 9' 3" (4.14m x 2.82m) Double glazed window to rear. Radiator.

Bedroom 5

13' 9" x 9' 5" (4.19m x 2.87m) Double glazed window to rear. Radiator. Built in double wardrobe.

Family Bathroom

Three piece suite comprising: pedestal wash hand basin, WC. Panel enclosed bath with shower over & glass shower screen. Tiled flooring. Radiator. Fully tiled walls. Obscure double glazed window to rear.

Outside

Front Garden

Block paved driveway providing off road parking for 4 cars leading to double garage. The owner advises there is a 7AMP independent sockets which charges their electric car. Mature shrubs & trees.

Rear Garden

Paved pato area. Mainly laid to lawn with a range of flower, tree and shrub borders. Vegetable patch. Summer House/garden office/studio. Futher garden area mainly laid to lawn. Lean to storage area to side. Pathway leading to gated access to side.

Summer House

9' 3" x 9' 3" (2.82m x 2.82m) Windows to front, side & rear aspect. French doors leading to garden.

Double Garage

18' 2" x 18' 0" (5.54m x 5.49m) Two roller doors, fitted with power & light.

Agents Note

The property benefits from a CCTV & alarm of which will remain.

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 = 2041 sq ft / 189.6 sq m
Garage = 328 sq ft / 30.4 sq m
Outbuilding = 168 sq ft / 15.6 sq m
Total = 2537 sq ft / 235.6 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). ©nichecom 2026. Produced for Country Properties. REF: 1504032

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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