



22, Pomona Way

Shefford,
Bedfordshire, SG17 5FX
£400,000

country
properties

A beautifully presented three-bedroom home, built in 2022, featuring a spacious and stylish kitchen/dining room with doors opening onto the rear garden, a generous principal bedroom with en-suite and built-in wardrobe, and a convenient ground-floor cloakroom. Outside, the property benefits from driveway parking for two vehicles. Further advantages include a short upward chain and the remainder of the 10-year NHBC structural defects warranty.

- Still retaining 10 year NHBC builders warranty – commenced 2023
- Driveway to the side providing off-road parking for two vehicles with EV charger to remain
- Master bedroom with feature wood panelling, built in wardrobe and ensuite
- Well regarded local schooling and lovely countryside walks
- Stylish 17ft fully integrated kitchen/diner with double doors onto the rear garden
- Well presented throughout – Just move in !

Ground Floor

Entrance Hall

Stairs raising to first floor. Radiator. Vinyl wood effect flooring. Door to Living room

Living Room

13' 8" x 11' 11" (4.17m x 3.63m) Multi pane double glazed window to front with fitted shutters. Radiator. Door to Inner Lobby

Inner Lobby

Under stairs storage cupboard. Vinyl wood effect flooring. Opening into Kitchen/Diner. Door into Cloakroom.

Cloakroom

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

Kitchen/Dining Room

17' 0" x 9' 11" (5.18m x 3.02m) A range of wall & base units with roll edge worksurfaces over & upstands. Inset stainless steel one and a half bowl sink with swan neck mixer tap over. Built in electric oven & gas hob with stainless steel splashback & stainless steel extractor fan over. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Double glazed window to rear. Double glazed double doors onto rear garden. Radiator. Vinyl wood effect flooring.

First Floor

Landing

Loft access. Doors to all rooms



Bedroom 1

11' 9" x 10' 10" (3.58m x 3.30m) Feature wall panelling. Radiator. Built in double wardrobe. Multi pane double glazed window to front. Door to En-suite

En-suite

Suite comprising: Double shower cubicle, pedestal wash hand basin, low level WC. Tiled splashbacks. Radiator. Shaver point. Extractor fan. Vinyl wood effect flooring. Obscure multi pane double glazed window to side.

Bedroom 2

Double glazed window to rear overlooking farmland. Radiator.

Bedroom 3

11' 3" x 7' 0" (3.43m x 2.13m) Double glazed window to rear overlooking farmland. Radiator. Built in wardrobe with fitted shelving.

Bathroom

Suite comprising: panel enclosed bath with telephone mixer attachment. Pedestal wash hand basin, low level WC. Tiled splashbacks. Wood effect vinyl flooring. Chrome heated towel rail. Obscure double glazed window to side.

Outside

Rear Garden

Paved patio area. Laid mainly to lawn. Water tap. Gated access to front. Timber shed (to remain).

Front Garden

Paved driveway for 2 cars. EV charging unit. Paved pathway to front door with flower & shrub borders.

Agents Note

The vendor informs us there is a service charge associated with this property of £192 per annum.

We advise any buyer to clarify this with their conveyancer.

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

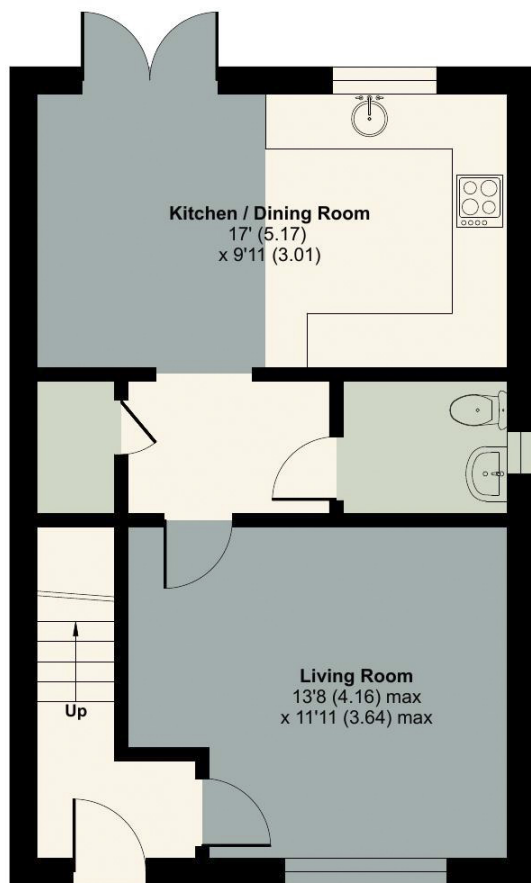
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



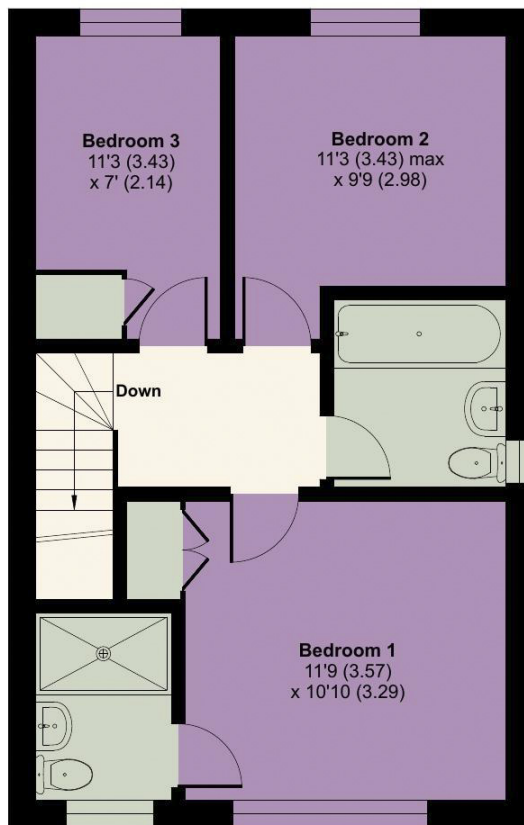


Approximate Area = 936 sq ft / 86.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
	74	84
	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: 1535989



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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