



New Road, Clifton, Shefford

AGENT HYBRID





We are delighted to present to the market this beautifully maintained three-bedroom semi-detached home, nestled in the heart of the highly sought-after village of Clifton, a picturesque and award-winning community located just east of Sheffield.

Clifton is a historic and vibrant village, frequently recognised as Bedfordshire's Village of the Year, most recently in 2009. Steeped in charm and community spirit, it offers a well-regarded primary school, local amenities including a post office, butchers, and village pubs, and excellent transport links via nearby Arlesey station, providing swift access to London and beyond. Whether you're drawn to its rich heritage, tranquil riverside walks along the River Ivel, or the welcoming community atmosphere, Clifton offers a lifestyle that blends countryside peace with convenience.

This inviting home effortlessly blends character and charm with thoughtful modern upgrades. Original features such as exposed oak wood beams complement recent enhancements, including a new composite front door and UPVC double glazing throughout. The former garage has been cleverly converted into a versatile playroom or home office, complete with space for a tumble dryer (neatly housed behind bespoke cabinetry), as well as the added convenience of a downstairs WC. Step inside and kick off your shoes in the welcoming entrance hall, which leads through to a spacious living/family room. This cosy space features a striking brick-built fireplace, custom-built storage cabinetry, and an illuminated bookshelf — perfect for family living or relaxed evenings. To the rear, a set of glazed doors open into the extended kitchen/dining room, a standout feature of the home. Designed in an L-shape, the kitchen boasts solid oak units, granite worktops, a butler sink, and space for a range cooker. A recently replaced boiler (just two years old) is discreetly wall-mounted, and an apex-style rear window floods the space with natural light, offering wonderful views over the rear garden — an ideal setting for family dining and entertaining. Upstairs, the first floor offers three well-proportioned bedrooms, all benefiting from air conditioning, and a tastefully appointed family bathroom featuring limestone tiled flooring with under floor heating, a P-shaped bath with a traditional rainfall shower, and a shaker-style vanity unit. Externally, this property boasts a generous and private east-facing rear garden, thoughtfully landscaped to include a large patio, lawn area, raised vegetable patch, and a useful storage shed. Parking is available on a first-come, first-served basis directly outside the property or within on street visitor bays.

Viewings come highly recommended to fully appreciate the warmth, space, and setting of this unique home.

DIMESNSIONS

Entrance Hall

Playroom 16'4 x 8'0

Downstairs WC

Lounge Area 11'1 x 11'1

Family Area 12'4 x 9'3

Kitchen/Diner 20'9 x 15'2 (L shape max to max)

Bedroom 1: 12'5 x 11'0

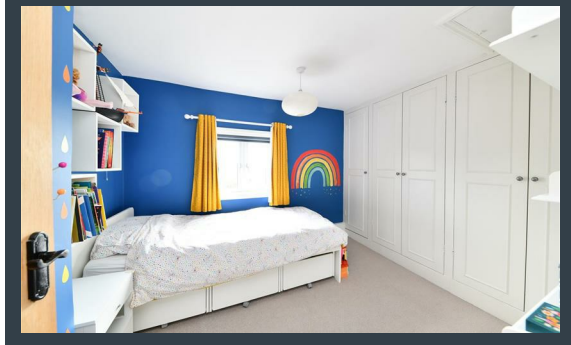
Bedroom 2: 12'4 (inc robes) 8'7

Bedroom 3: 10'7 x 8'0

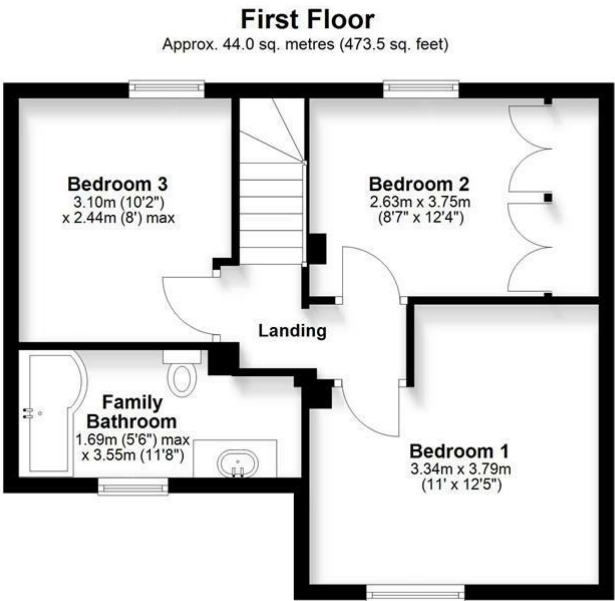
Family Bathroom 11'8 x 5'6



- CHARMING 3-BED SEMI IN POPULAR CLIFTON VILLAGE
- ORIGINAL FEATURES INCLUDING OAK BEAMS & BRICK FIREPLACE
- MODERNISED WITH NEW FRONT DOOR & UPVC WINDOWS
- GARAGE CONVERTED TO PLAYROOM/OFFICE WITH WC
- EXTENDED KITCHEN/DINER WITH GRANITE WORKTOPS
- SPACIOUS LOUNGE/FAMILY ROOM WITH BUILT-IN STORAGE & SHELVING
- ALL BEDROOMS FITTED WITH AIR CONDITIONING
- MODERN BATHROOM WITH LIMESTONE FLOOR & RAINFALL SHOWER
- LARGE EAST-FACING GARDEN WITH PATIO & SHED
- GREAT LOCATION WITH AMENITIES & TRANSPORT NEARBY







Total area: approx. 108.0 sq. metres (1162.9 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans and included, they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73 86
(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 & Wales		EU Directive 2002/91/EC