



83 Clifton Park
Clifton, Bedfordshire SG17 5PT



Bradley Cooper
Partnered With
Simpsons
Property Experts

Nestled in the charming area of village of Clifton, is this exquisite newly built and furnished Tingdene Cosgrove (40'x20') luxury two double bedroom park home which offers a delightful blend of modern living and comfort. Built in 2025, this property is ready for you to move in and make it your own, it has been built to an extremely high specification therefore viewings are highly recommended.

Upon entrance the home features a large, bright and airy living room - perfect for entertaining or enjoying quiet evenings in. There is a generous sized kitchen/diner which comprises of several fitted cupboards wall to base and integral appliances. The property also offers, two excellent sized double bedrooms, providing ample space for relaxation and rest. With the master bedroom comprising an en-suite shower room and fitted wardrobes. Furthermore there is a three piece bathroom suite and storage cupboards situated within the hallway. Outside, the property boasts a driveway that accommodates one vehicle, along with wrap-around gardens that enhance the outdoor space. This area is ideal for enjoying the fresh air or hosting gatherings with family and friends.

With its contemporary design and thoughtful layout, this park home is perfect for those seeking a tranquil lifestyle without compromising on modern amenities. Don't miss the opportunity to own this stunning property in a desirable location.

Site fees (at time of listing): £63.21 per month
 All residents must be 25 years or over (children can visit)
 No Pets Allowed
 Community Centre on site for residents

The village of Clifton was the winner of Bedfordshire's 'Village of the Year' for several years running. Clifton is a quintessential English village and provides access to essential village amenities. A mile away is the historic market town of Shefford, where you can find a weekly market and a range of shops. A regular bus service provides access to nearby towns. Nearby are three golf courses and several fisheries.

£325,000



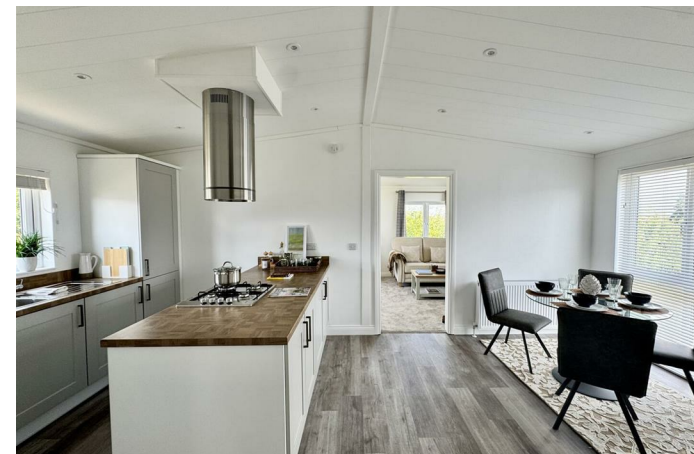
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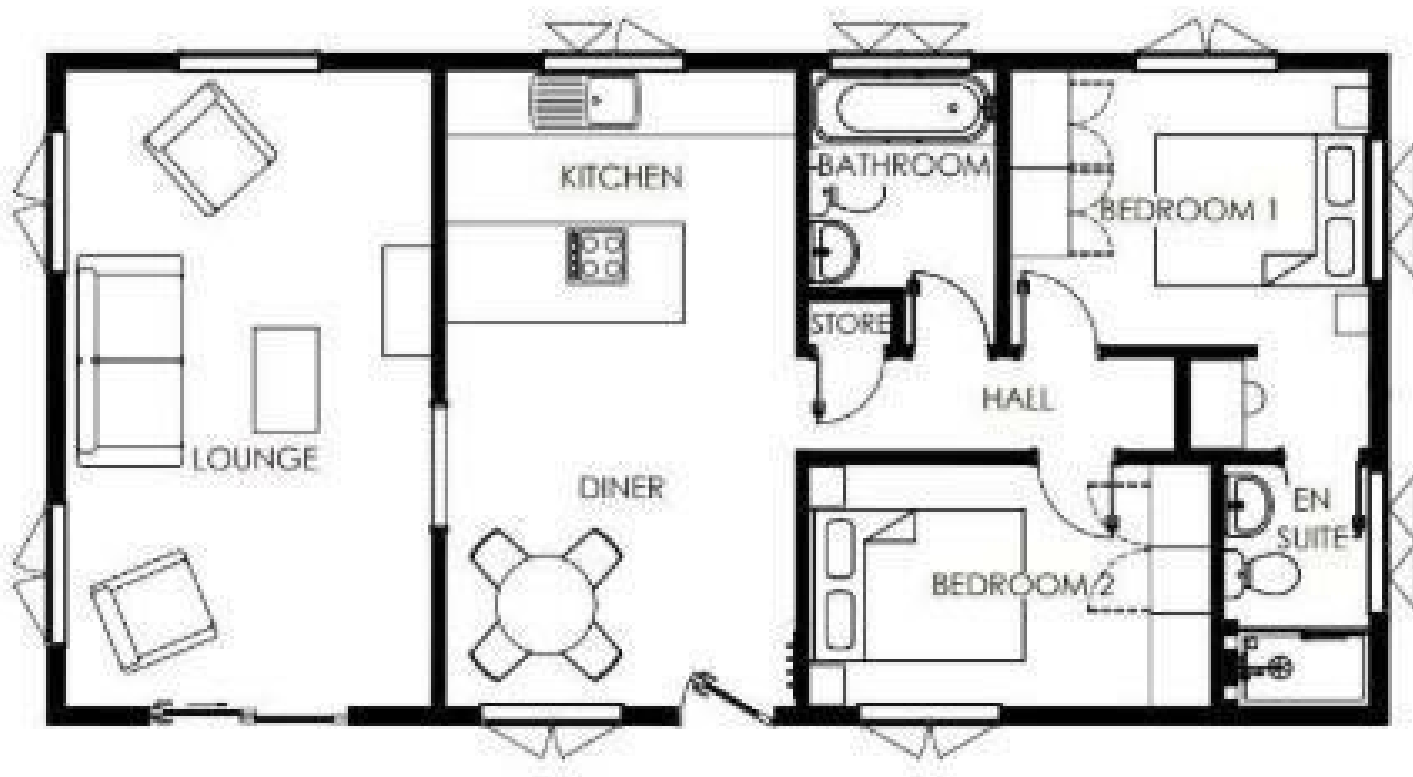


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40' x 20'	
LOUNGE	3.35 x 5.79m
KITCHEN	3.19 x 2.61m
DINER	3.19 x 3.18m
HALL	3.45 x 0.85m
STORE	0.75 x 0.41m
BEDROOM 1	3.28 x 3.46m
EN SUITE	1.34 x 2.21m
BEDROOM 2	3.65 x 2.21m
BATHROOM	1.71 x 2.51m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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