



Burrows Close, Clifton, Shefford, SG17 5EG

£520,000 Freehold



A spacious four bedroom detached family home located in the popular village of Clifton in Central Bedfordshire. The property boasts versatile living with a modern kitchen/breakfast area, lounge with a log burner, separate dining room with French doors leading out to the rear garden, study and cloakroom. Upstairs are four good size bedrooms with the master bedroom having built in wardrobes and an ensuite shower room. There is also a modern three piece family bathroom suite. Outside, the rear garden is laid to lawn with a large patio area and a decked seating area. To the front is a driveway for off road parking and a garage. Viewings are a must.

Entrance Hall

Cloakroom

Lounge

16'20 x 12'96 (4.88m x 3.66m)

Dining Room

12'61 x 9'99 (3.66m x 2.74m)

Study/Playroom

8'75 x 8'66 (2.44m x 2.44m)

Breakfast Room

8'76 x 6'51 (2.44m x 1.83m)

Kitchen

16'10 x 10'60 (5.13m x 3.05m)

First Floor Landing

Master Bedroom

13'62 x 8'62 (3.96m x 2.44m)

En-Suite

Bedroom Two

11'58 x 10'10 (3.35m x 3.30m)

Bedroom Three

8'78 x 8'51 (2.44m x 2.44m)

Bedroom Four

10'14 x 6'53 (3.05m x 1.83m)

Family Bathroom

Rear Garden

Garage

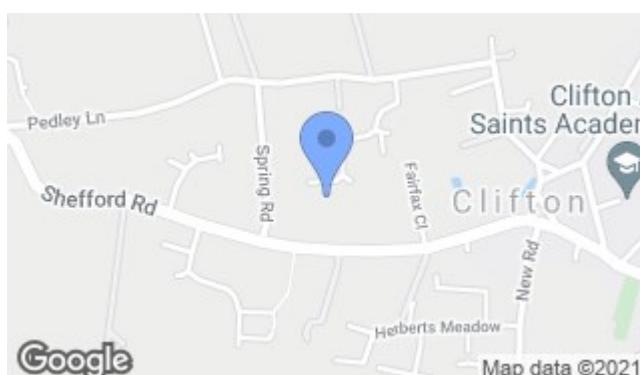
Power and light to garage

Front

Parking for two cars

Clifton, Shefford

Burrows Close is located in Clifton which has good schooling, countryside walks and the village duck pond, just one of the award winning village highlights. There is a range of great local amenities including a convenience store, post office, butchers, two pubs and an Indian restaurant. There is a recreation ground with a community centre, cricket ground and regular bus routes into the market town of Shefford. There are quick road links to both the A1 and M1 and Arlesey train station is a short drive away, which offers direct rail links into London.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A	(A plus)	A
(81-91)	B	(B plus)	B
(69-80)	C	(B-80)	C
(55-68)	D	(D-64)	D
(39-54)	E	(D-54)	E
(21-38)	F	(D-1-38)	F
(1-20)	G	(E-1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	



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