

settle.

Iveldale Drive

SHEFFORD

2 bedroom bungalows, 3 & 4 bedroom houses
available with shared ownership



Settle into your new home at Iveldale Drive, Shefford



Bedfordshire countryside

If you're thinking of buying a Shared Ownership home in Bedfordshire, make sure you take a look at our plans before making your own.

Set in a quiet cul-de-sac just off Iveldale Drive, in the peaceful market town of Shefford, you'll discover an exclusive collection of just 10 new homes, including stylish two-bedroom bungalows and elegant, three and four-bedroom houses. Whichever one you choose, you can be sure that it's been carefully designed, traditionally built and beautifully finished.

Light and airy by day, these homes are warm and cosy when the sun goes down.

Our lovely two bedroom bungalows offer single story living, and benefit from private back gardens and spacious open-plan layout. If you aspire to a three or four-bedroom house, there's a choice of layouts, each with a spacious living room and a kitchen/dining room that's both stylish and practical. With sleek cabinets, a range of integrated appliances and contemporary, high-quality fixtures and fittings, your kitchen will surely be the envy of friends and family. Each home has double doors leading to a private garden – and every garden has a shed with cycle storage.



The Dolls House Cafe, Shefford



St Michael, All Angels Parish Church

Make the most of life in Shefford

Shefford, on the borders of Hertfordshire and Bedfordshire, is a bustling market town with a village atmosphere, a strong sense of community and all the amenities you'll need.

The town centre offers plenty of places to meet friends for coffee, lunch, dinner or a drink – from cafes and restaurants to traditional pubs. There's a Morrison's supermarket and several convenience stores for your weekly shop along with a post office, chemist, bank and library. The Friday charter market dates back to 1229 and there's a monthly farmers' market and an annual autumn fair.

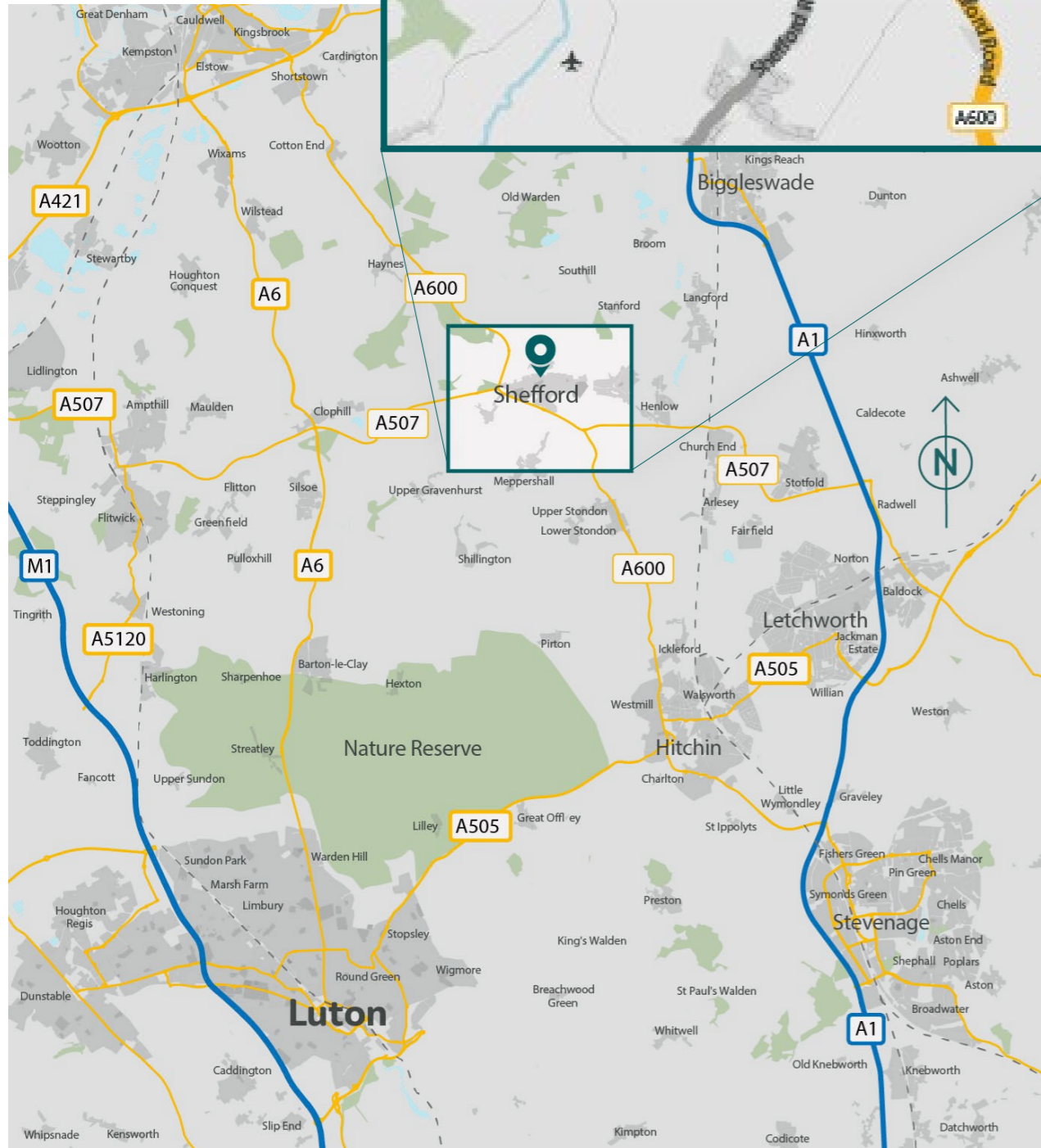
You'll be well catered for with a surgery, a dental practice and a Wellness Hub offering osteopathy, physiotherapy, massage therapy, acupuncture, chiropody and podiatry. Keeping fit isn't a problem with a private gym on hand and a community hall hosting a range of activities including martial arts, dancing, a radio club, art classes and a branch of the Women's Institute. Cainhoe Wood

Golf Club, with two 18-hole courses, is less than 3 miles away and, for football fans of all ages Shefford Saints, Shefford Town & Campton FC and Shefford Vets may be found at the Sports & Community Association.

For a day's retail therapy or an evening at the theatre, the picturesque, medieval town of Hitchin is a lovely place to shop with a selection of independent boutiques, brand names and highly rated restaurants. For days out, families will love Woburn Safari Park, just a short drive away or Whipsnade Zoo. With an abundance of local parks and nature reserves, there's always somewhere you can get close to nature.



St Mary's riverside church, Hitchin



All the best connections start from Shefford

Shefford is within easy reach of the A1 which takes you south to London or north towards Scotland. Junctions 12 and 13 of the M1 are approximately 30 minutes' drive away.

The closest mainline stations are at Arlesey, Hitchin and Biggleswade, providing links to London's Kings Cross with journey times of approximately 30 to 40 minutes.

By road:

Arlesey Railway Station	5.0 miles
Biggleswade	6.5 miles
Hitchin	7.5 miles
Bedford	11.0 miles
Stevenage	13.5 miles
Milton Keynes	27.0 miles
Stansted Airport	41.0 miles
Central London	45.0 miles

By rail from Arlesey:

Hitchin	5 minutes
Biggleswade	5 minutes
Stevenage	11 minutes
Huntingdon	24 minutes
London St Pancras	39 minutes
Peterborough	40 minutes

By bus from Ivel Road

Arlesey	6 minutes
Bedford	33 minutes
Hitchin	35 minutes

By bus from Shefford High Street

Clifton	7 minutes
Biggleswade	19 minutes
Flitwick	34 minutes



P - Allocated private parking space V - Visitor Parking

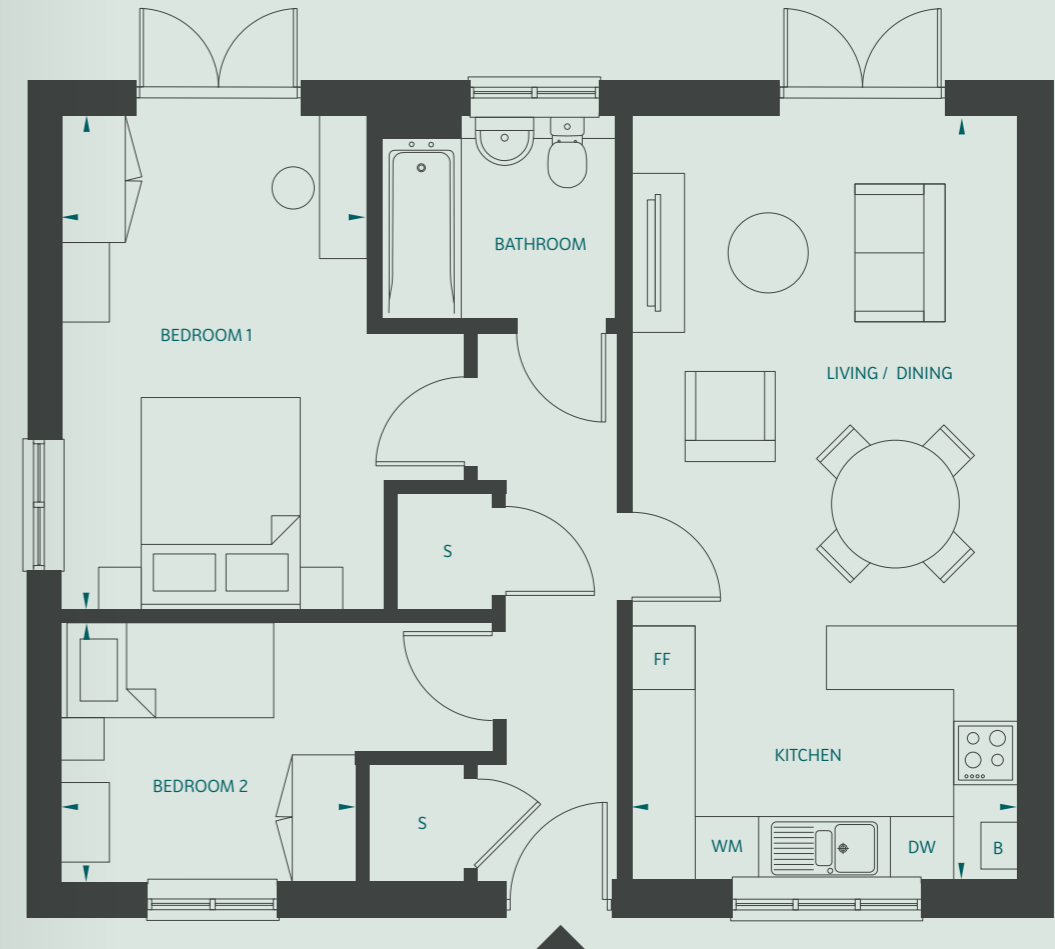
PLOT 7 (COMPUTER GENERATED IMAGES)



Computer generated image

2 bed bungalow

Plots 6 & 10



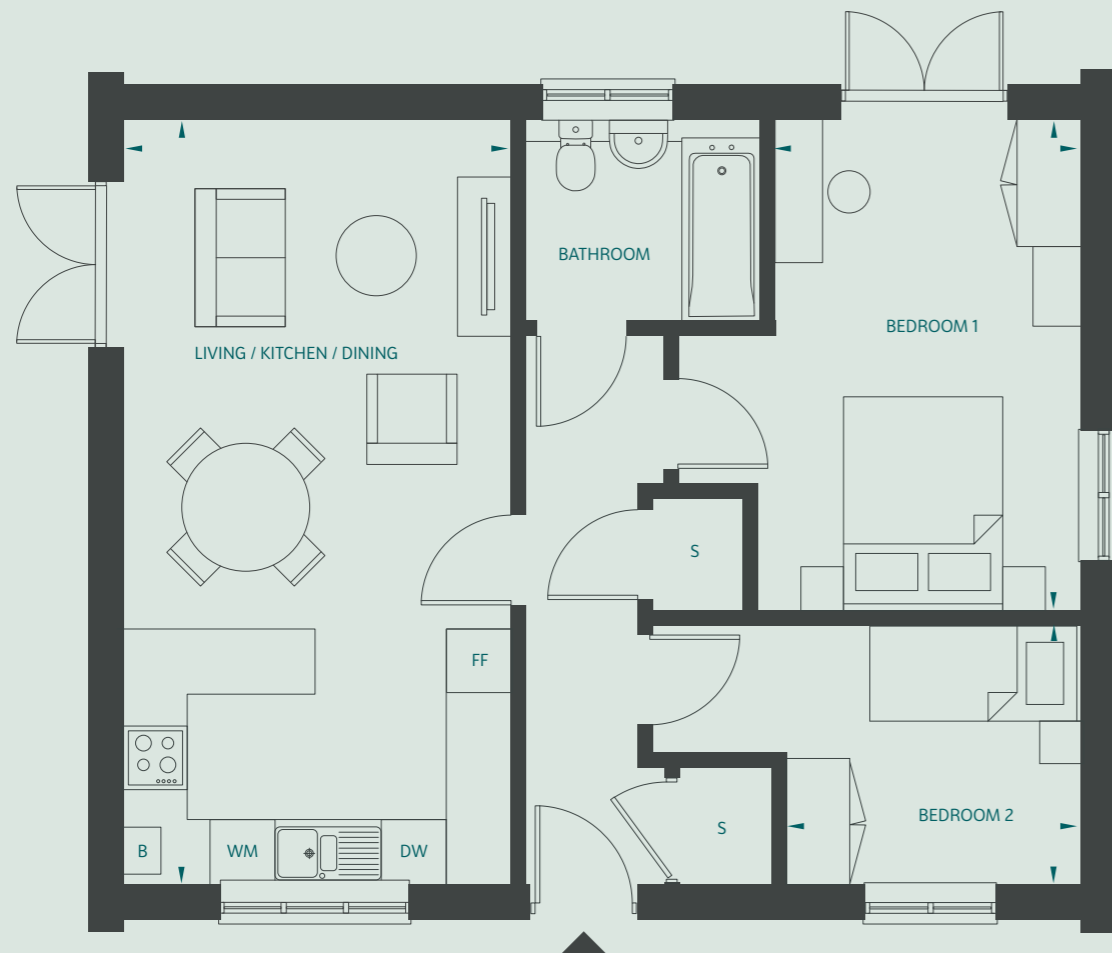
B – Boiler S – Storage DW – Dishwasher WM – Washing Machine FF – Fridge/Freezer

KITCHEN/DINING/LIVING	3.70m x 7.26m	12' 1" x 23' x 9"
BEDROOM 1	2.91m x 4.69m	9' 6" x 15' x 4"
BEDROOM 2	2.80m x 2.48m	9' 2" x 8 x 1"
TOTAL AREA	65.0 Sq M	699 Sq Ft

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

2 bed bungalow

Plot 7



B – Boiler S – Storage DW – Dishwasher WM – Washing Machine FF – Fridge/Freezer

KITCHEN/DINING/LIVING	3.70m x 7.26m	12' 1" x 23' x 9"
BEDROOM 1	2.91m x 4.69m	9' 6" x 15' x 4"
BEDROOM 2	2.80m x 2.48m	9' 2" x 8 x 1"
TOTAL AREA	65.0 Sq M	699 Sq Ft

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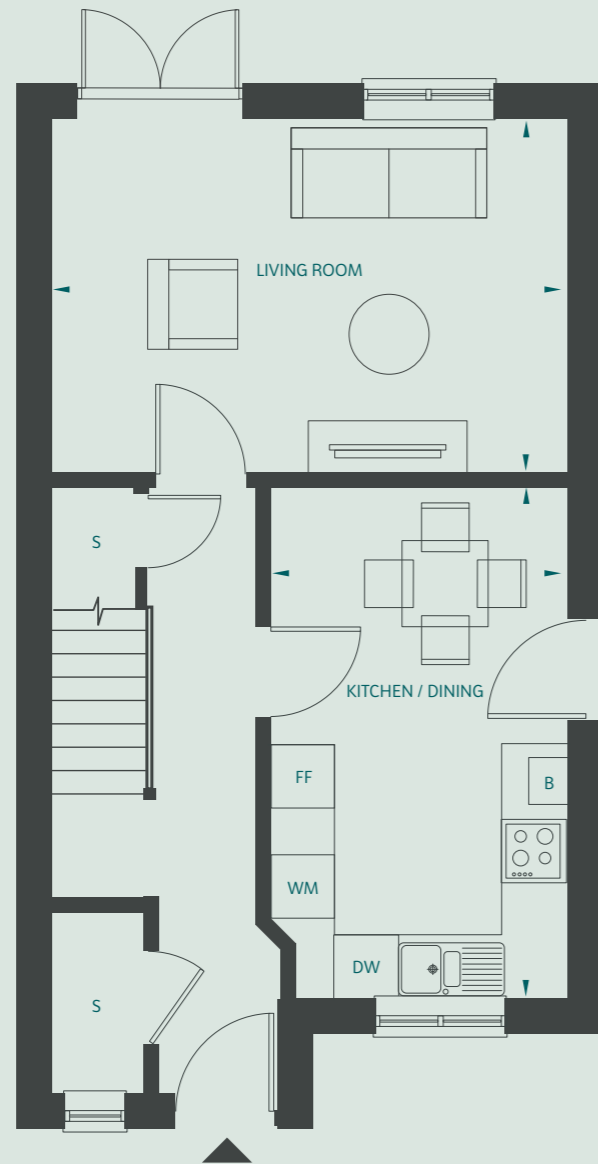
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3 bed house

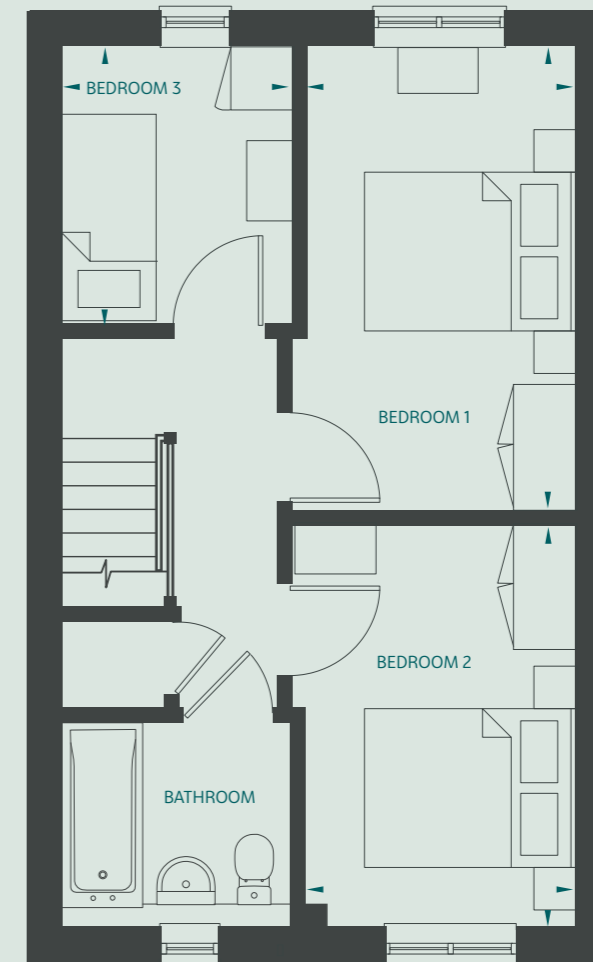
Plot 1



GROUND FLOOR

B – Boiler S – Storage DW – Dishwasher WM – Washing Machine FF – Fridge/Freezer

KITCHEN/DINING	2.84m x 4.88m	9' 4" x 16' x 0"
LIVING ROOM	4.90m x 3.41m	16' 0" x 11' x 2"
BEDROOM 1	2.58m x 4.44m	8' 5" x 14' x 7"
BEDROOM 2	2.58m x 3.84m	8' 5" x 12 x 7"
BEDROOM 3	2.23m x 2.70m	7' 3 x 8' x 10"
TOTAL AREA	83.0 Sq M	893 Sq Ft



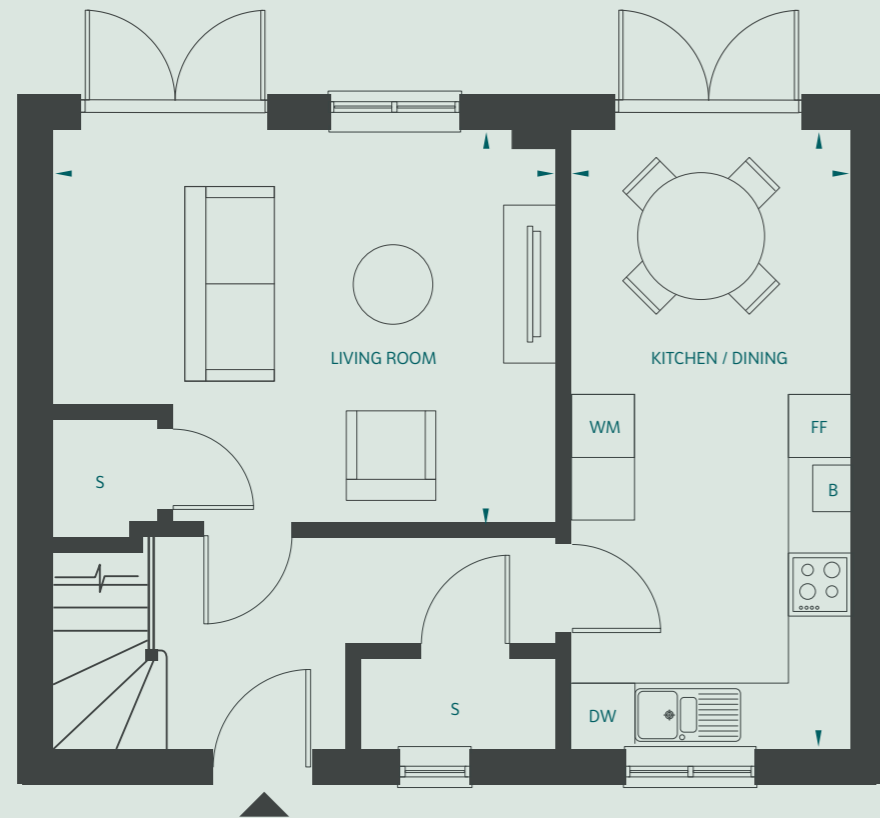
FIRST FLOOR

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3 bed house

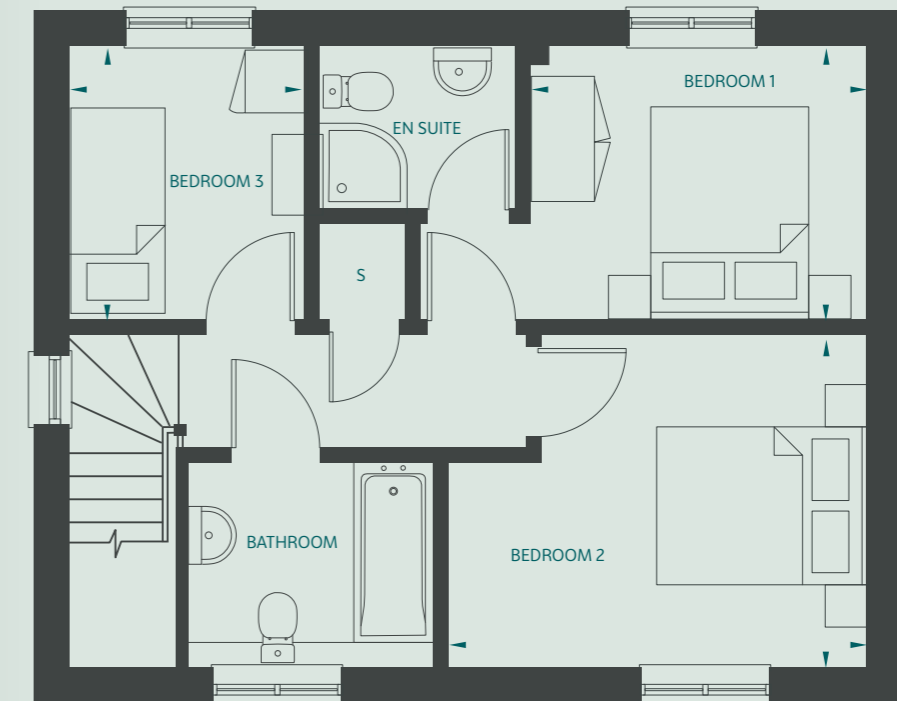
Plots 2 & 3 (Handed)*



GROUND FLOOR

B – Boiler S – Storage DW – Dishwasher WM – Washing Machine FF – Fridge/Freezer

KITCHEN/DINING	2.69m x 5.91m	8' 10" x 19' x 4"
LIVING ROOM	4.81m x 3.76m	15' 9" x 12' x 4"
BEDROOM 1	3.23m x 2.63m	10' 7" x 8' x 7"
BEDROOM 2	4.00m x 3.18m	13' 1" x 10 x 5"
BEDROOM 3	2.31m x 2.63m	7' 6" x 8' x 7"
TOTAL AREA	88.0 Sq M	947 Sq Ft

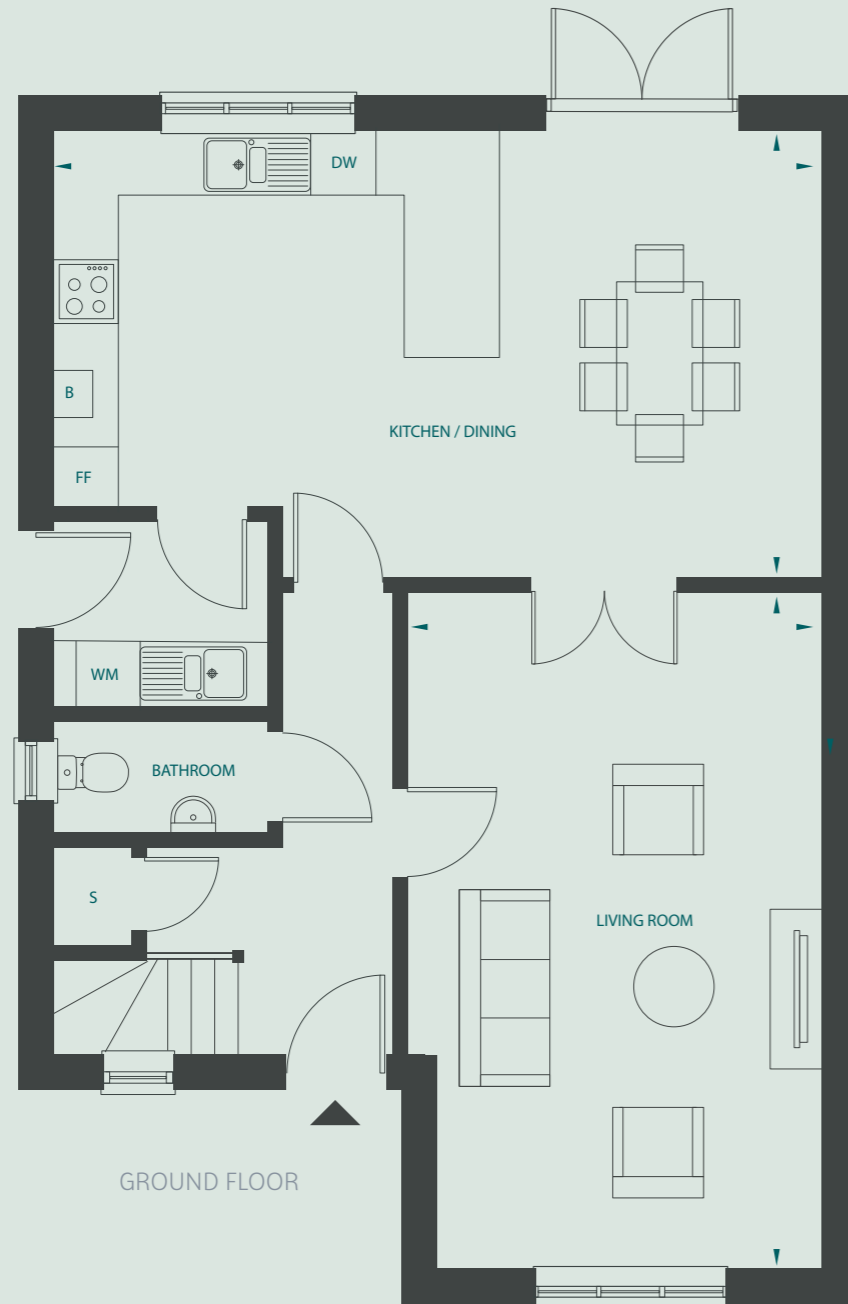


FIRST FLOOR

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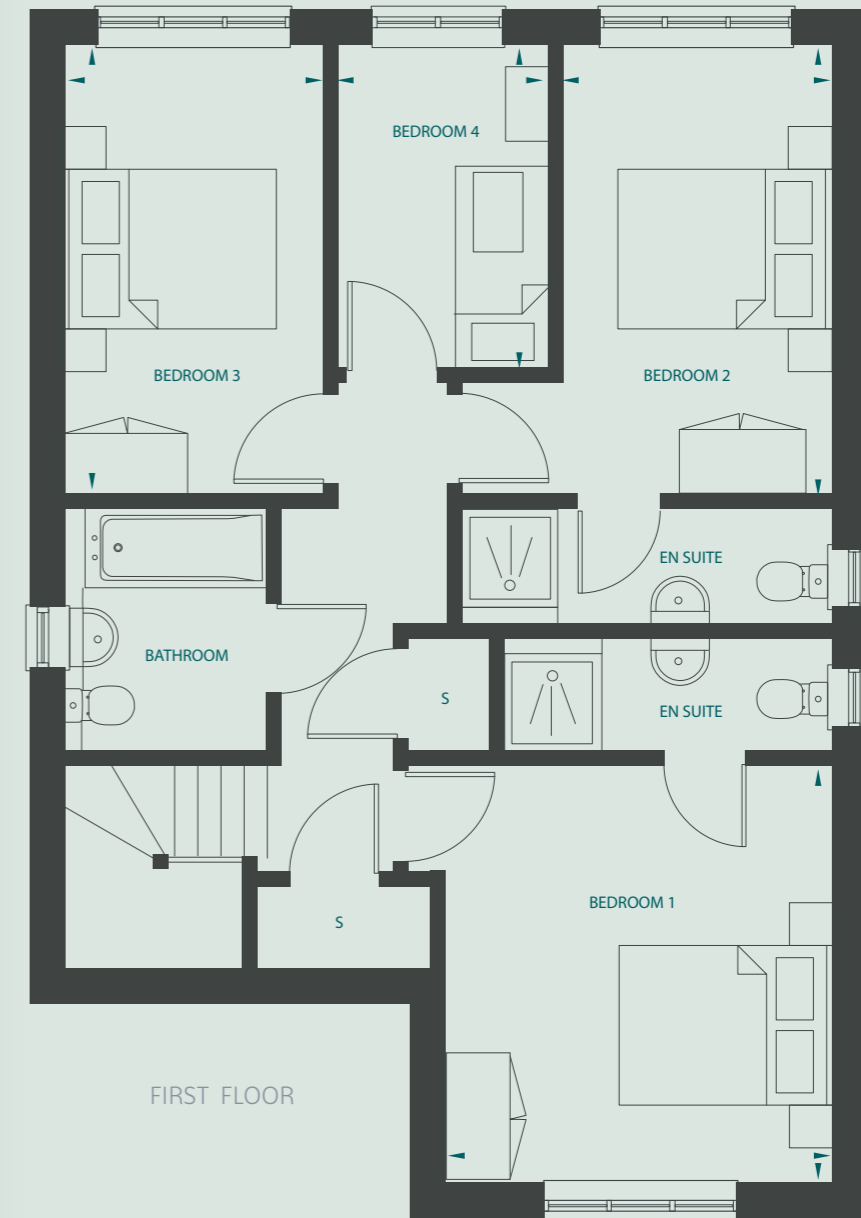
4 bed house

Plot 4 & 9



B – Boiler S – Storage DW – Dishwasher WM – Washing Machine FF – Fridge/Freezer

KITCHEN/DINING	7.26m x 4.27m	23' 9" x 14' x 0"
LIVING ROOM	3.94m x 6.38m	12' 11" x 20' x 11"
BEDROOM 1	3.63m x 3.97m	11' 10" x 13' x 0"
BEDROOM 2	2.58m x 4.27m	8' 5" x 14' x 0"
BEDROOM 3	2.47m x 4.27m	8' 1" x 14' x 0"
BEDROOM 4	2.03m x 3.10m	6' 7" x 10' x 2"
TOTAL AREA	140.0 Sq M	1506 Sq Ft



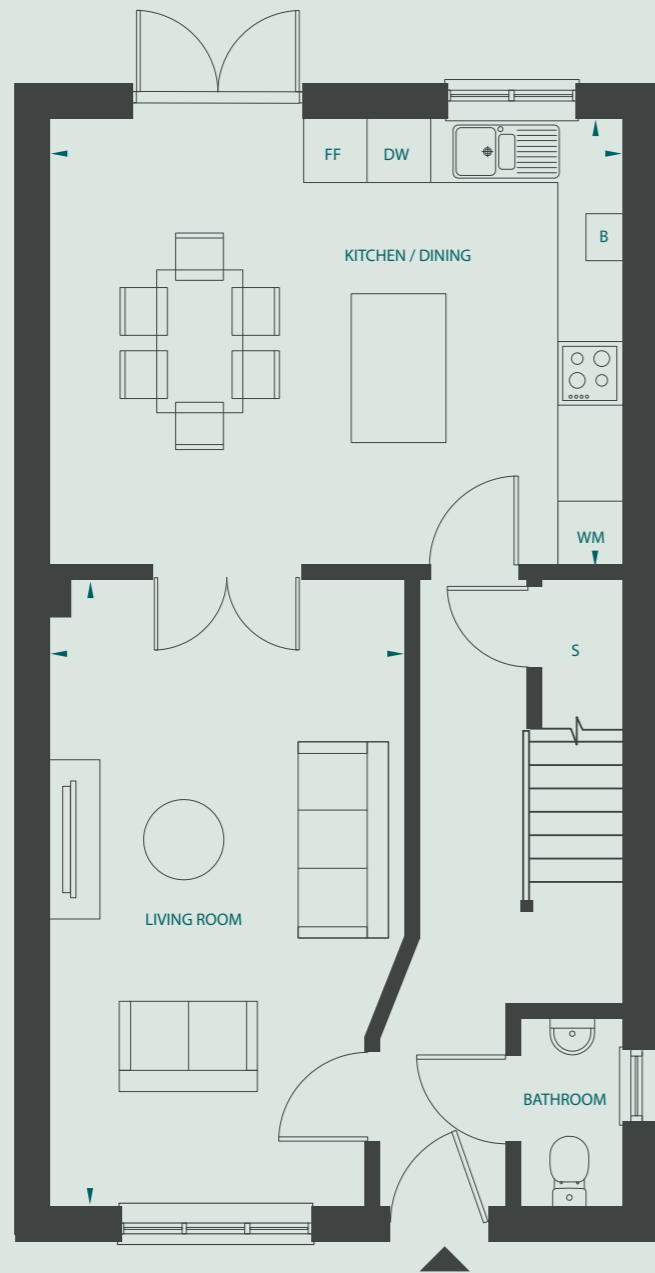
FIRST FLOOR

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4 bed house

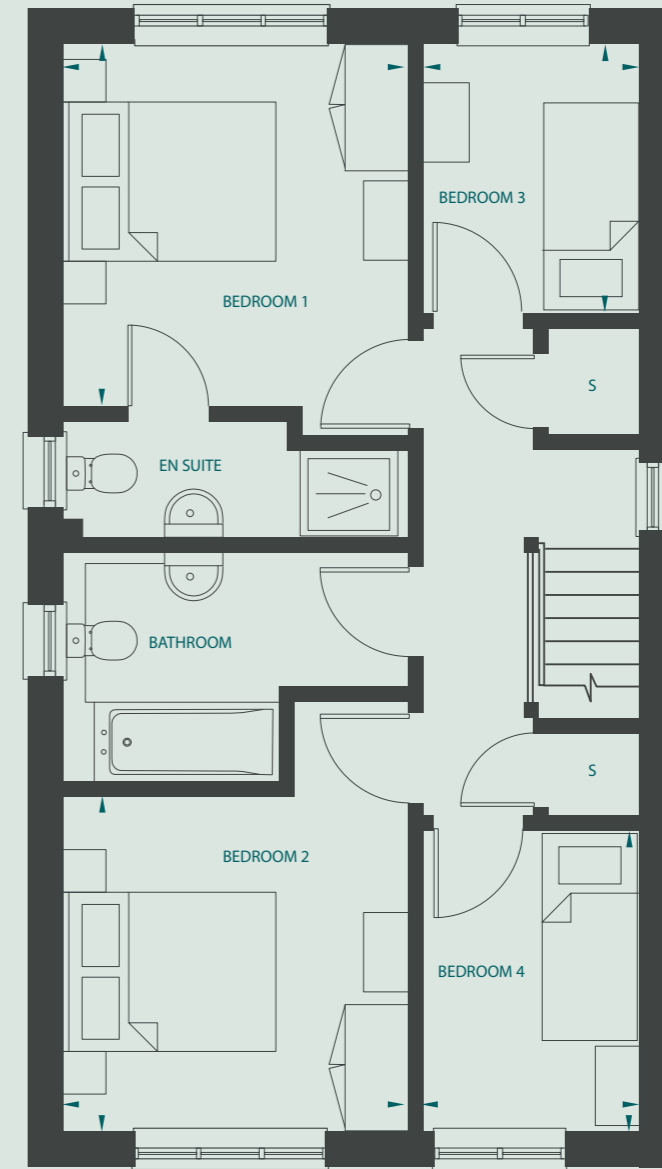
Plot 5 & 8



GROUND FLOOR

B – Boiler S – Storage DW – Dishwasher WM – Washing Machine FF – Fridge/Freezer

KITCHEN/DINING	5.46m x 4.24m	17' 11" x 13' x 11"
LIVING ROOM	3.40m x 5.96m	11' 2" x 19' x 6"
BEDROOM 1	3.30m x 3.46m	10' 9" x 11' x 4"
BEDROOM 2	3.30m x 3.18m	10' 9" x 10' x 5"
BEDROOM 3	2.07m x 2.58m	6' 9" x 8' x 5"
BEDROOM 4	2.07m x 2.88m	6' 9" x 9' x 5"
TOTAL AREA	112.0 Sq M	1205 Sq Ft



FIRST FLOOR

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Homes designed for comfort and convenience

At Iveldale Drive, each Settle home has been designed with comfort, convenience and style in mind. With a traditional exterior, these two-bedroom bungalows and three & four-bedroom houses offer private parking and gardens. Inside you'll find light, bright and contemporary interiors with open plan living spaces, sleek kitchens with integrated appliances, built-in storage, and neutral décor so you can make your home your own.



Computer generated image

KITCHEN

- Contemporary fitted kitchen from Symphony's "Woodbury" range in Cashmere Grey with soft closures.
- Square-edged laminate worktop in "Venice Marble" finish with matching upstand.
- Stainless steel upstand to hob.
- Integrated appliances from Indesit, including induction hob, single electric oven & extractor hood, washing machine, fridge/freezer and dishwasher.

FLOORING

- Limewashed-oak-finish vinyl tile flooring from Kardean to kitchen, living, dining and circulation areas.
- Neutral coloured wool-mix carpets to bedroom(s) stairs, landings and separate lounges.
- White ceramic floor tiles to bathroom, WC and ensuite (where applicable).



Computer generated image

BATHROOM

- Modern white bathroom suite from Ideal Standard's "Concept" range, chrome taps from Ideal Standard's "Ceraline" range.
- White wall tiling, full-height around baths and showers.
- Chrome heated towel rail.
- Thermostatic shower/bath mixer from Aqualisa.
- Glass shower screen.
- Fitted mirror.
- Shaver socket.

GENERAL

- Dedicated parking and/or garage.
- Shed
- White or grey U-pvc double glazed windows.
- Gas combi or system boiler.
- TV points to living/dining area and all bedrooms (subject to owners' subscription).
- Sky+ and data point in living room, secondary TV point to master bedroom (subject to owners' subscription).
- Mains-powered smoke, carbon monoxide and heat detection systems.
- LABC 10 Year New Build Warranty.

Why buy from Settle?

As the name suggests, we want to help you settle in a new community – by delivering new homes that meet local needs, and creating diverse new neighbourhoods that let you live the life you choose.

At Settle we are proud providers of high-quality, affordable homes across Hertfordshire, Bedfordshire and Cambridgeshire. We provide a variety of tenures to suit everyone's needs, including offering affordable rent and shared ownership options.

What is Shared Ownership?

Shared ownership is a great way to get your foot on the housing ladder if you're unable to purchase a home on the open market.

The Government backed scheme allows you to purchase between 40-75%* of a home available for shared ownership and you'll usually pay a mortgage on the part you own.

You'll then pay a subsidised rent of 2.75% on the remaining share of your home. This figure is reviewed annually in line with the Retail Price Index (RPI)

The deposit required for a shared ownership mortgage is a lot lower than if you were purchasing the property outright. This is because it is calculated on the initial share you are purchasing, rather than the full value of the property and can be as little as 5%.

Am I eligible?

You'll need to meet the following criteria to qualify for shared ownership:

- + Have a household income of less than £80,000
- + Unable to buy a home on the open market that satisfies your housing need
- + You can pay for the mortgage deposit, legal, surveying and mortgage fee and stamp duty (if applicable).

You won't be able to buy a shared ownership property if:

- You already own a home in the UK, or abroad, that you are unable or willing to sell
- You have any outstanding credit issues (i.e. unsatisfied defaults or County Court judgements)
- You have had a home repossessed within 6 years prior to the application or any mortgage arrears in the past 3 years.

Priority is given to buyers who are in, or have been in, eligible roles within the Ministry of Defence, current council or housing association tenants, and those who live or work in Central Bedfordshire. However, applications are welcome from all interested parties.

**lower share percentages may be available – please speak to a member of the sales team for more information.*

The artist's impressions in this brochure have been created to give a general indication of the finished properties. During the construction process it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. All room dimensions are given in metres and are between finished plastered faces. Dimensions are the maximum measurements and include window recesses. All dimensions are taken from architect's plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations, parking details and garage positions. Kitchen and bathroom layouts are indicative only, these details do not form part of any contract. The specification outlined in this brochure is subject to the construction stage and may change, please consult your sales advisor for further plot specific details. Correct at time of print.





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