

BILBERRY PLACE

BILBERRY ROAD, CLIFTON, SHEFFORD,
BEDFORDSHIRE SG17 5HD

Hightown Homes has 3 bedroom houses available
for shared ownership in Clifton, a charming, historic
village in Bedfordshire

WELCOME

Located in a peaceful oasis just off Bilberry Road, this attractive brand new development is less than a mile from the centre of the charming and rapidly growing village of Clifton, offering good schools and facilities in Bedfordshire

The local area

Bilberry Place is a beautiful collection of new homes in the delightful village of Clifton, a prestigious village in the heart of the Bedfordshire countryside. Take time out to explore one of the many bridleways, historic All Saints Church or for those who love sports you can visit the village cricket club or nearby Henlow Golf Club.

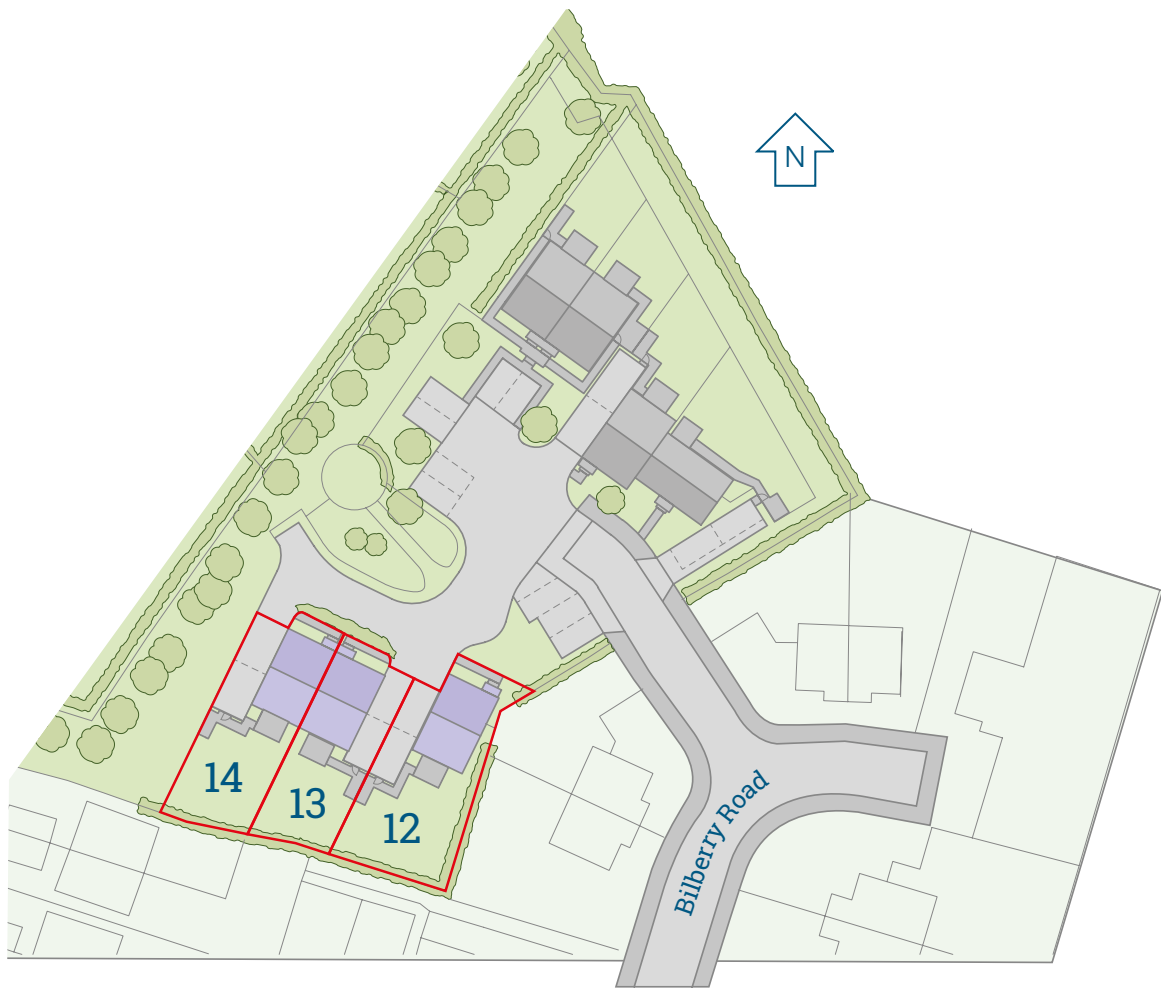
Bilberry Place is located at the end of Bilberry Road in Clifton. This award winning village boasts a charming duck pond in the heart of the village, convenience store/post office, two pubs, butchers, hairdressers, Indian restaurant, petrol station, recreation ground with community centre, church, church hall, cricket club, lots of beautiful countryside walks and an 'outstanding' lower school and upper school. Clifton also benefits from a regular bus service.

The nearby market town of Shefford is within walking distance where you will find everything you need for day-to-day living including a Morrisons supermarket, library, post office, good range of independent shops and businesses, pubs, restaurants, cafes, excellent schools and plenty of parks, open spaces and riverside walks. Bustling Bedford is just over 12 miles away and has a wide range of shops ranging from well-known retailers to independent stores and markets. Explore the historic streets where you will find antique shops, gallery and eateries.

Arlesey mainline railway station is only a short drive away and there are excellent road links with both the A1 and M1 being easily accessible



SITE PLAN



SPECIFICATION

Every home has been elegantly crafted to match your lifestyle.

Kitchen/dining room

- Contemporary fitted kitchen units with worktops
- Single electric oven
- Ceramic hob
- Cooker hood
- Glass splashback to hob
- Integrated fridge freezer, washing machine and dishwasher
- 1.5 bowl sink
- Moduleo vinyl flooring

Bathroom

- White bathroom suite
- White heated towel rail
- Thermostatic shower over bath
- Glass shower screen
- Moduleo vinyl flooring
- Full height wall tiles to bath area

Cloakroom

- White sanitary ware
- Moduleo vinyl flooring

Interiors

- Double glazed UPVC windows
- Digital cabling to suit terrestrial/digital TV in lounge and bedroom 1
- BT phone sockets to living room and master bedroom
- 80/20 carpet to all living areas
- Carbon monoxide detector
- Smoke detector
- Combi boiler
- Gas central heating

Exteriors

- Turf to front and rear gardens
- Patio area to rear garden
- Shed
- 2 allocated parking spaces
- 125 year lease
- NHBC warranty

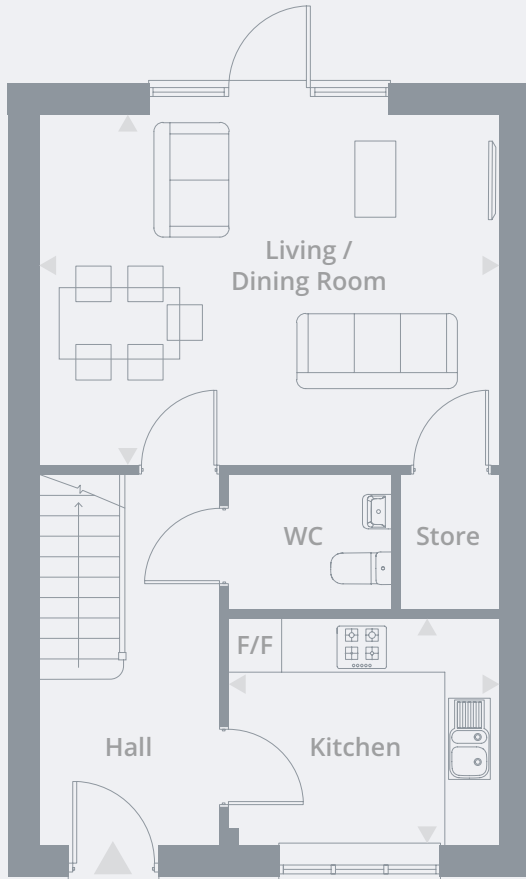


FLOOR PLANS

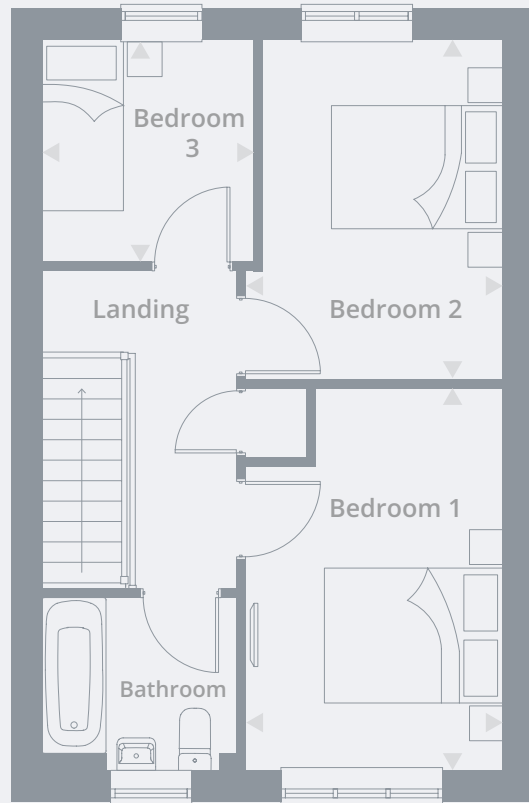
3 BEDROOM HOUSE

Plot 12 | 92a Bilberry Road, Clifton, Bedfordshire, SG17 5HD

Plot 14 | 92c Bilberry Road, Clifton, Bedfordshire, SG17 5HD



Ground Floor



First Floor

Dimensions

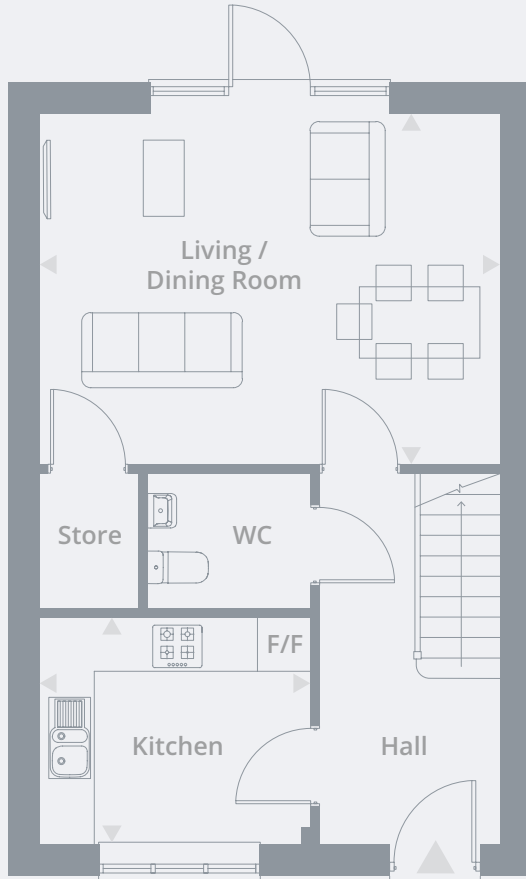
Kitchen	3.08m x 2.58m	10'1" x 8'5"
Living / Dining Room	5.18m x 3.95m	18'11" x 12'11"
Bedroom 1	4.29m x 2.90m	14'0" x 9'6"
Bedroom 2	3.85m x 2.70m	12'7" x 8'10"
Bedroom 3	2.53m x 2.41m	8'3" x 7'10"

Total Area 103m² / 1,108ft²

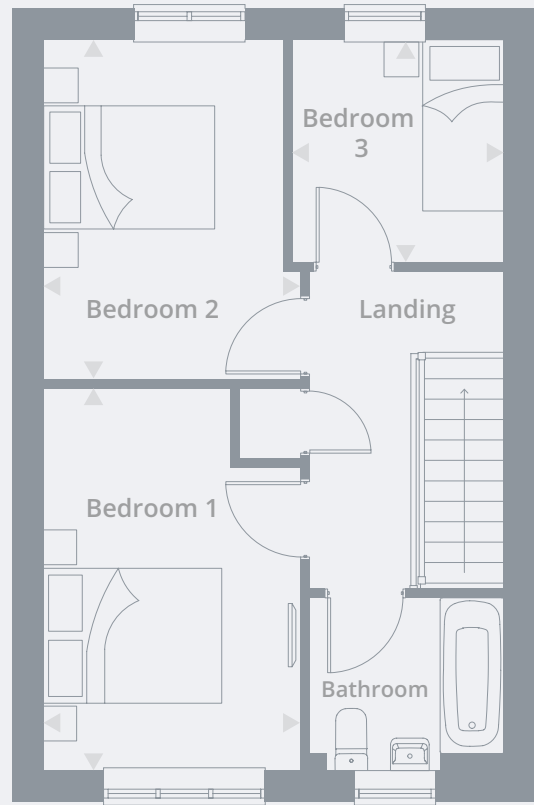


3 BEDROOM HOUSES

Plot 13 | 92b Bilberry Road, Clifton, Bedfordshire, SG17 5HD



Ground Floor

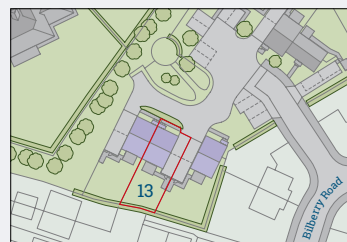


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Location details

London can be reached in less than 40 minutes by train from Arlesey station, 3.8 miles by car from Bilberry Place, with services to London St Pancras taking just 38 minutes. If you're travelling further afield Luton Airport is only 16.5 miles away, Stansted Airport is 34 miles, and the drive to London is 44 miles from Bilberry Place.

Source: *www.tfl.gov.uk. †www.nationalrail.co.uk

For further information call 01442 292381
or email sales@hightownha.org.uk

www.hightownhomes.com

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Hightown Homes is a trading name of Hightown Housing Association. A charitable housing association.

We take every care to ensure that the correct information is given. We hope you find it useful, however complete accuracy is not guaranteed and the information is expressly excluded from any contract. Design and layout details are subject to Local Authority approval and all room sizes are approximate dimensions. We would like to point out that the computer-generated images, floor plans, sizes, specification and any other layouts are for guidance only.