



12 Earl Close, Clifton, Shefford, Bedfordshire. SG17 5SY







## 4 Bedroom Detached House

### Guide Price £745,000 Freehold

Looking for that perfect family home... well look no further as we have it and its now on the market !  
Boasting the most marvelous views around and sitting on a 2400 sq ft south facing plot this property has been built with both luxury and family living in mind.  
**BOOK NOW!**

- Four double bedroom detached home
- Farmland views with countryside walks surrounding whole plot
- Double garage with ample driveway
- Recently built in popular development as show home
- South facing rear corner plot garden
- 25ft Kitchen/dining area
- Two en-suites and family bathroom
- Potential for loft conversion (stp)
- NHBC warranty

**Ground Floor:****Entrance Hall:**

Quartz tiled flooring throughout downstairs, doors to living areas, stairs to first floor, double glazed window to front, large storage cupboard.

**Study:**

Abt: 7' 4" x 9' 5" (2.24m x 2.87m) Double glazed window to front, radiator. Built in cupboard storage good wifi connection

**Living Room:**

Abt: 12' 3" x 19' 0" (3.73m x 5.79m) Dual aspect with views over farmlands, bay windows to front and side aspect, built in media unit, radiator.

**Kitchen/Dining Area:**

Abt: 20' 3" x 25' 7" (6.17m x 7.80m) Dual aspect, bi-fold doors to rear garden, range of base and wall units with integrated appliances, double glazed window to rear.

**Utility Room:**

Fitted cupboards with plumbing for appliances, door to garage.

**First Floor:****Landing:**

Double glazed window to side, two storage cupboards, carpet as fitted, doors to:

**Bedroom One:**

Abt: 12' 8" x 12' 8" (3.86m x 3.86m) Carpet as fitted, radiator, double glazed window to rear, door to en-suite.

**En-Suite:**

Three piece suite comprising of tiled shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to side.

**Bedroom Two:**

Abt: 12' 7" x 12' 8" (3.84m x 3.86m) Carpet as fitted, double glazed window to rear, radiator, door to en-suite.

**En-Suite:**

Suite comprising tiled shower cubicle, low level WC, wash hand basin, tiled floor, double glazed window to side.

**Bedroom Three:**

Abt: 12' 9" x 12' 11" (3.89m x 3.94m) Fitted wardrobes throughout, radiator, dressing table, double glazed window to front, carpet as fitted,

**Bedroom Four:**

Abt: 12' 10" x 12' 11" (3.91m x 3.94m) Fitted wardrobes throughout, radiator, double glazed window to front, carpet as fitted.

**Bathroom:**

Four piece suite comprising built in bath, shower cubicle, low level WC, wash hand basin, double glazed window to side.

**Outside:****Rear Garden:**

South facing wrap around garden mainly laid to lawn with paved patio area, access to front of the property. York stone herb walls and purpose-built raised vegetable plot, pergola and potting shed, plus planted land-scaped borders with shrubs and trees.

**Front Garden:**

Block paved driveway with front access to garage, cul-de-sac location with views over farmlands.

**Double Garage:**

Abt: 22' 4" x 23' 2" (6.81m x 7.06m) Electric up and over doors, boiler, eaves storage space.

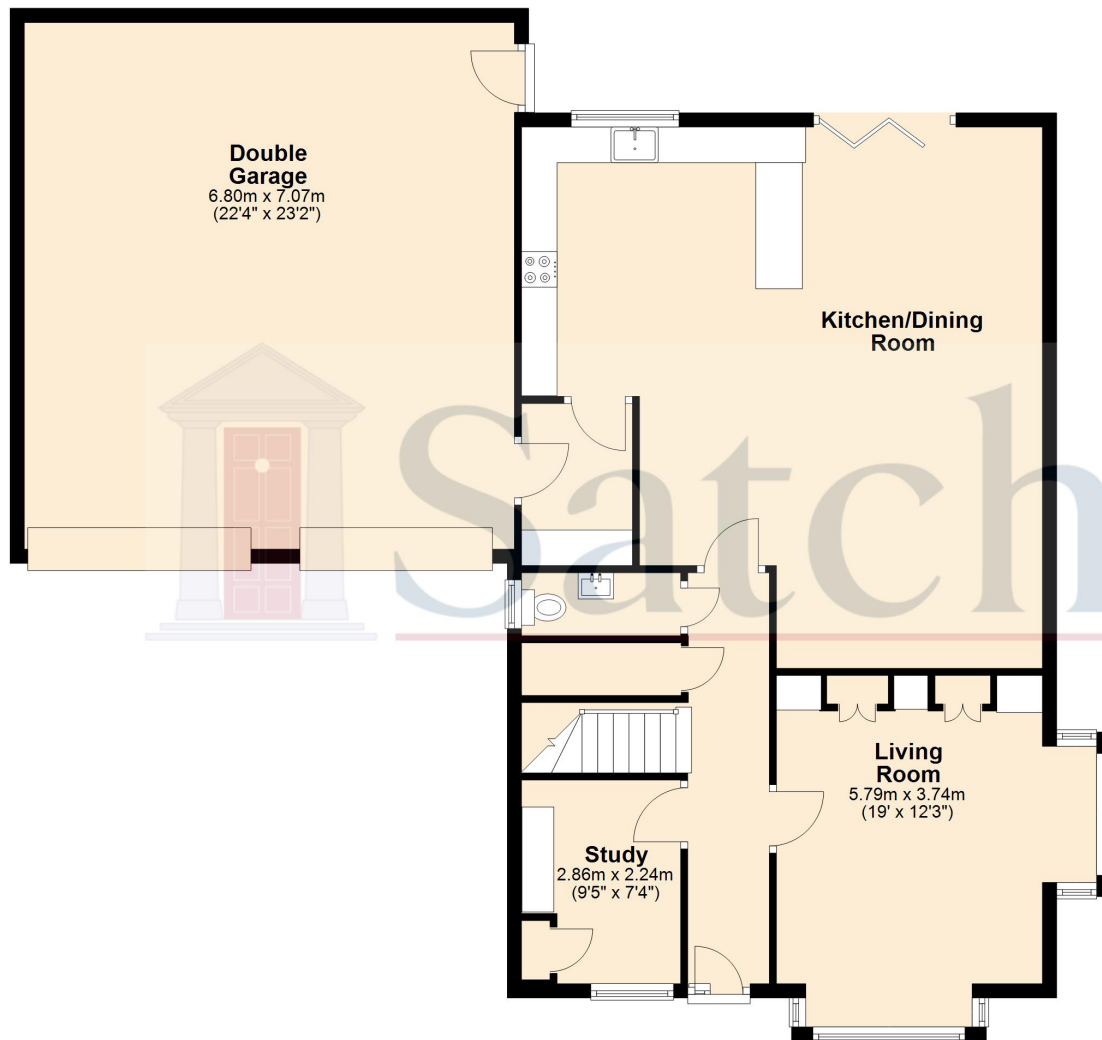




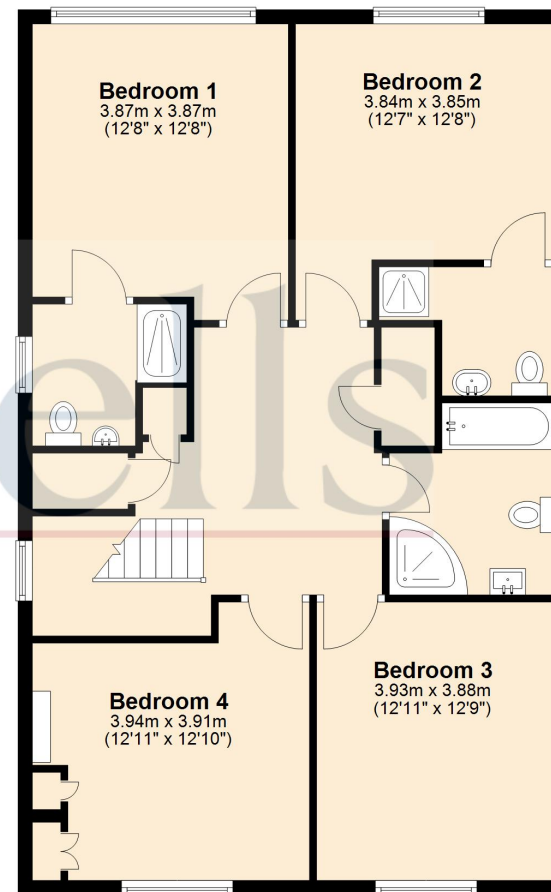


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

### Ground Floor



### First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.