



# 30, Clifton Fields

Clifton,  
Bedfordshire, SG17 5QA  
Offers in Excess of: £360,000

This beautifully presented three bedroom home boasting views over open farmland offers spacious accommodation throughout. The property is located in the popular village of Clifton close to local amenities, village pub and highly regarded schooling.

- Quiet cul de sac location overlooking farmland
- Large 12ft conservatory currently used as a dining room
- Master bedroom with built in wardrobes and en suite
- Part converted single garage with off road parking in front
- Easy access to Arlesey for rail links into London
- Countryside and riverside walks on your doorstep - perfect for walking the dog

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation. Radiator. Doors into cloakroom, kitchen and living room.

### Cloakroom

Suite comprising low level wc and vanity wash hand basin. Wood effect flooring. Radiator. Half tiled walls. Obscure double glazed window to front.

### Kitchen

11' 4" x 7' 3" (3.45m x 2.21m) A range of wall and base level units with complementary worksurfaces and tiled splashbacks. Inset ceramic one & half bowl sink with mixer tap over. Built in electric oven and gas hob with concealed extractor over. Integrated dishwasher and washing machine. Integrated fridge/freezer. Wall mounted Worcester Bosch gas boiler enclosed in cupboard. Radiator. Double glazed window to front.

### Living Room

14' 6" x 14' 5" (4.42m x 4.39m) Two radiators. Under stairs storage cupboard. Double glazed window and French doors opening into the conservatory.

### Conservatory

12' 10" x 11' 7" (3.91m x 3.53m) Double glazed construction on brick base with double glazed windows and french doors opening to the covered gazebo. Radiator.



## FIRST FLOOR

### Landing

Access to boarded loft space with ladder & light. Airing cupboard providing storage. Radiator. Doors to all bedrooms and bathroom.

### Bedroom 1

11' 8" x 10' 8" (3.56m x 3.25m) Two double glazed windows to front. Built in mirrored wardrobes. Radiator. Door into:

### En-Suite Shower Room

Suite comprising double shower cubicle (the shower is not in working order and requires replacing), low level wc and vanity wash hand basin. Partially tiled walls. Heated towel rail. Extractor fan.

### Bedroom 2

15' 10" x 8' 10" (4.83m x 2.69m) Dual aspect room with double glazed windows to front and rear. Radiator.

### Bedroom 3

8' 2" x 7' 5" (2.49m x 2.26m) Double glazed window to rear. Radiator.

### Bathroom

Suite comprising panel enclosed bath with shower attachment, low level wc and contemporary wash hand basin with storage under. Partially tiled walls. Radiator. Obscure double glazed window to rear.

## OUTSIDE

### Front Garden

Shingled garden with central paved pathway to front door. External light. Electric car charger. Driveway leading to garage providing off road parking.

### Rear Garden

Low maintenance paved rear garden with flower/shrub borders. Further patio area with covered gazebo.

### Utility Area

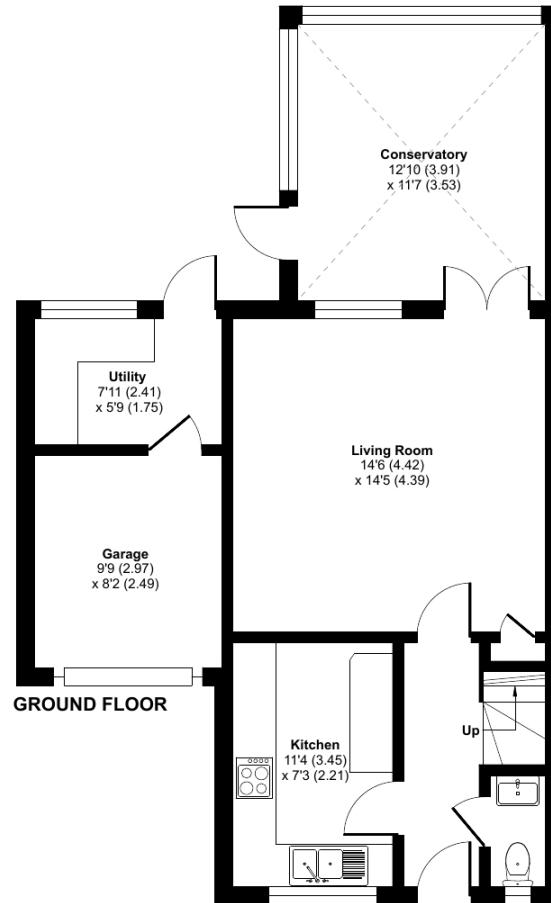
7' 11" x 5' 9" (2.41m x 1.75m) Wall and base units with complementary worksurface over. Space for tumble dryer. Door to garage and obscure double glazed window and door to covered patio area.

### Garage

9' 9" x 8' 2" (2.97m x 2.49m) Up & over door to front with power & light - providing storage. The rear of the garage has been converted to provide the utility area.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





Certified  
Property  
Measurer

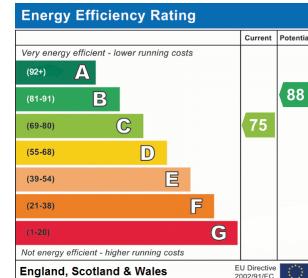
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntlcom 2023.  
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Approximate Area = 1122 sq ft / 104.2 sq m

Garage = 85 sq ft / 7.8 sq m

Total = 1207 sq ft / 112 sq m

For identification only - Not to scale



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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

**Viewing by appointment only**

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