



12, Earl Close

Clifton,
Bedfordshire, SG17 5SY
£750,000

country
properties

Overlooking farmland to the side, this nearly new former show home boasts 1900sq ft of spacious and versatile family living. The property is finished to a high specification throughout and enjoys a sunny south facing rear garden and a double garage.

- Beautifully presented throughout - just move in!
- 25ft (max) stylish kitchen/dining/family room with bi folding doors onto rear garden
- Lovely landscaped rear garden with pergola giving the garden a Mediterranean feel
- Farmland views to the side and an abundance of countryside walks on your doorstep
- Separate study - ideal for those working from home
- Four double bedrooms - two with en-suite facilities
- Double garage with ample driveway parking for at least four cars
- A short stroll to village amenities, local pub, butchers, convenience store and highly regarded schooling



GROUND FLOOR

Entrance Hall

Stairs rising to first floor with glass balustrade with under stairs storage cupboard. Quartz tiled flooring. Radiator. Doors into cloakroom, living room, study and part glazed door to kitchen.

Cloakroom

Suite comprising wc and vanity wash hand basin with tiled splashback. Quartz tiled flooring. Radiator. Obscure double glazed window to side.

Living Room

19' 0" (into bay) x 12' 3" (5.79m x 3.73m) (to bay) Dual aspect with double glazed bay windows to front and side. Built-in media unit. Radiator.

Study

9' 5" x 7' 4" (2.87m x 2.24m) Double glazed window to front. Radiator. A range of office furniture.

Kitchen/Dining/Family Room

25' 7" (max) x 10' 3" (max) (7.80m x 3.12m)

A range of wall and base units with complementary worksurfaces and upstands. Inset ceramic double sink. Fitted Bosch electric oven and hob with splashback and concealed extractor over. Fitted microwave. Integrated dishwasher, wine cooler and fridge/freezer. Breakfast bar. Radiator. Quartz tiled flooring. Double glazed windows to side and rear. Bi-folding doors opening onto the rear garden. Door into:

Utility Room

A range of fitted cupboards. Space and plumbing for washing machine and tumble dryer. Quartz tiled flooring. Radiator. Door into garage.

FIRST FLOOR

Landing

Access to partially boarded loft space with ladder and light. Obscure double glazed window to front. Two large storage cupboards plus airing cupboard housing pressurised water cylinder. Doors to all bedrooms and family bathroom.



Bedroom 1

12' 8" x 12' 8" (max) (3.86m x 3.86m) Double glazed window to front. Radiator.

Bedroom 2

12' 8" (max) x 12' 7" (3.86m x 3.84m) Double glazed window to rear. Radiator. Door into:

En-Suite Shower Room

Three piece suite comprising shower cubicle with rainfall shower, low level wc with concealed cistern and vanity wash hand basin. Heated towel rail. Partially tiled walls and tiled flooring. Shaver point. Demisting mirror with light. Obscure double glazed window to side.

Bedroom 3

12' 11" x 12' 9" (3.94m x 3.89m) Double glazed window to rear. Radiator. A range of fitted wardrobes with dressing table. Door into:

En-Suite Bathroom

Suite comprising separate shower cubicle with rainfall shower, low level wc and vanity wash hand basin. Demisting mirror with light. Partially tiled walls and tiled flooring.

Bedroom 4

12' 11" (max) x 12' 10" (max) (3.94m x 3.91m) Double glazed window to front. Radiator. A range of fitted wardrobes with desk/dressing table.



Family Bathroom

Four piece suite comprising panel enclosed bath, separate shower cubicle, vanity wash hand basin and low level wc. Demisting mirror with light. Heated towel rail. Obscure double glazed window to side.

OUTSIDE

Front Garden

Laid mainly to lawn with shrub borders and block paved pathway to front door. External light. Block paved driveway providing parking and access to garage.

Rear Garden

Southerly aspect rear garden laid to lawn with large paved patio area and flower/shrub borders, raised beds and planters. Covered pergola to the rear with grapevines and jasmine. Potting shed. Cold water tap. Personal door to garage. Side area with further storage shed.

Double Garage

22' 4" x 23' 2" (6.81m x 7.06m) Electric up & over door. Eaves storage space. Wall mounted Worcester gas boiler. Two obscure double glazed windows to rear.

AGENT NOTE:

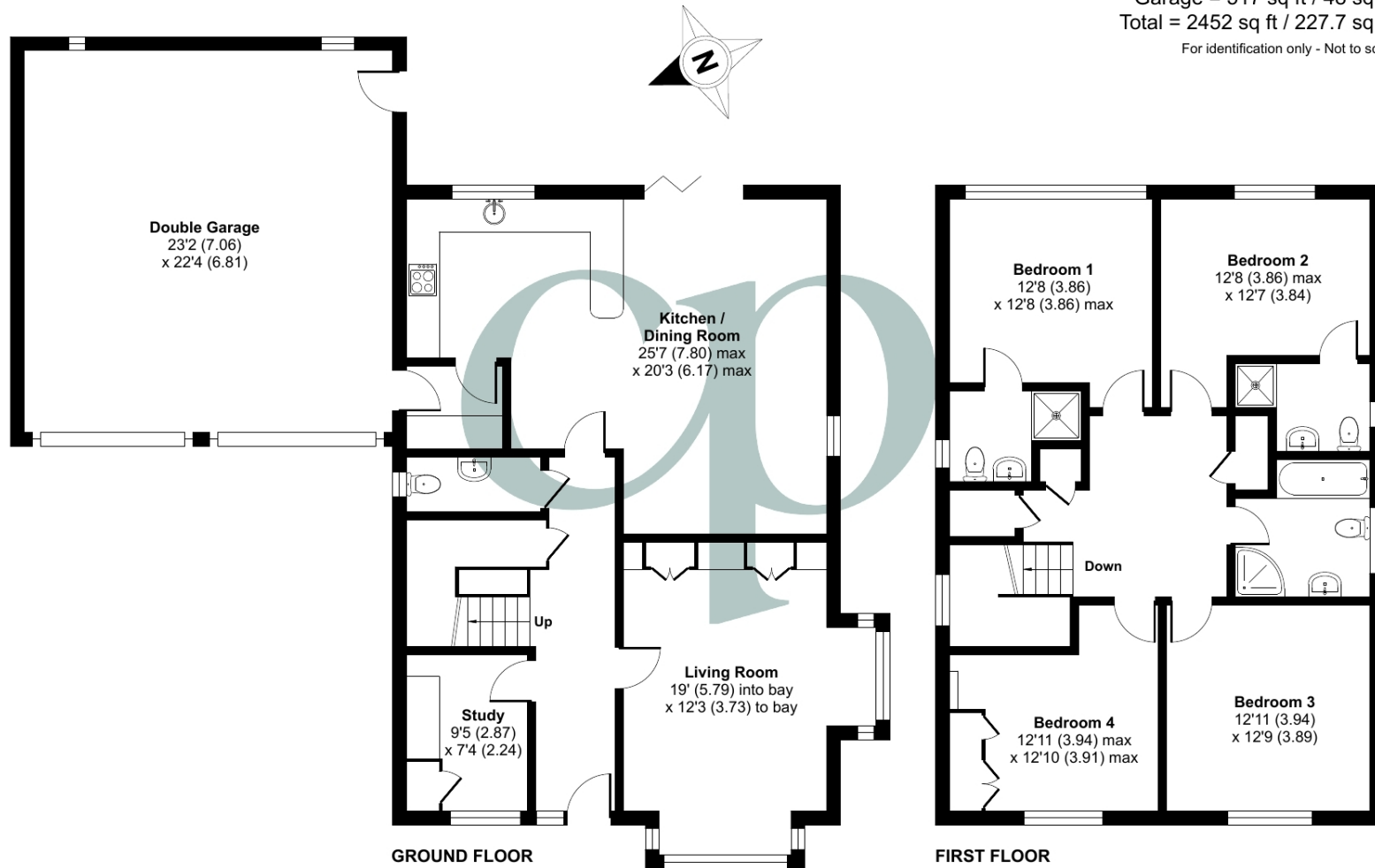
The owner has advised there is an equal dwellings, service charge, with this property of £500 per annum payable to the management company for the upkeep of the communal areas and private road. A residences community group exists. (We advise any buyer to confirm this information with their legal representative prior to exchange of contracts).

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

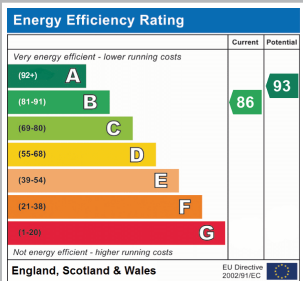




Approximate Area = 1935 sq ft / 179.7 sq m
 Garage = 517 sq ft / 48 sq m
 Total = 2452 sq ft / 227.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Country Properties. REF: 1097905



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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