



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland			
EU Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021.
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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

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

A spacious beautifully presented four bedroom family home built just 5 years ago is arranged over three floors offering well proportioned modern family living. Nestled in the corner of this quiet sought after development in Clifton, early viewing is advised to fully appreciate all the property has to offer!

- Beautifully presented - just move in!
- 18ft stylish & contemporary Kitchen/breakfast room with integrated Bosch appliances
- Master suite on top floor and en suite bathroom
- Partially converted garage into a playroom
- Landscaped rear garden with large timber shed
- Countryside walks on your doorstep
- 10 year builders NHBC guarantee - from June 2015
- Just a short stroll to countryside walks and village amenities

Ground Floor

Entrance Hall

Stairs rising to first floor accommodation. Storage cupboard. Karndean flooring. Alarm control panel. Telephone point. Radiator. LED recessed lights.

Cloakroom

White suite comprising pedestal mounted wash hand basin and low level WC. Karndean flooring. Part tiled walls. Obscure double glazed window to front. LED recessed lights.

Living Room

16' 0" x 11' 0" (4.88m x 3.35m) Double glazed window and double doors opening onto the rear garden. LED recessed lights. Radiator. Door into play room.

Kitchen/Dining Room

18' 5" x 9' 0" (5.61m x 2.74m) A range of base and wall units with worksurfaces and upstands. Inset sink and drainer unit with swan neck mixer tap over. Integrated Bosch oven and hob with splashback and extractor hood over. Integrated dishwasher and washer/dryer Karndean flooring. LED recessed lights. Radiator. Double glazed window to front and door to side.

Play Room

12' 6" x 8' 11" (3.81m x 2.72m) Part glazed door to rear garden. Radiator.

First Floor

Landing

Airing cupboard. Stairs rising to second floor accommodation. Storage cupboard.

Bedroom 2

12' 10" x 8' 9" (3.91m x 2.69m) Double glazed window to rear. Radiator.



En-Suite

8' 10" x 3' 11" (2.69m x 1.19m) White suite comprising wash basin, low level WC and fully tiled shower cubicle with thermostatic shower. Ceramic tiled flooring and part tiled walls. Heated towel rail. Bathroom cabinet and separate light with integrated shaver socket. LED recessed lights. Extractor fan.

Bedroom 3

13' 7" (max) x 8' 8" (max) (4.14m x 2.64m) Double glazed window to front. Radiator.

Bedroom 4

9' 0" x 6' 10" (2.74m x 2.08m) Double glazed window to rear. Radiator.

Family Bathroom

7' 2" x 6' 10" (2.18m x 2.08m) White suite comprising wash hand basin, low level WC and bath with thermostatic shower over. Ceramic tiled flooring, and part tiled walls. Heated towel rail. Bathroom cabinet and separate light with integrated shaver socket. LED recessed lights. Extractor fan.

Second Floor

Landing

Hatch to loft space with drop down ladder.

Bedroom 1

15' 10" (max) x 15' 5" (max) (4.83m x 4.70m) Double glazed dormer window to rear. Radiator. Eaves storage space.

En-Suite Bathroom

9' 7" x 5' 8" (2.92m x 1.73m) Four piece white suite comprising wash hand basin, low level WC, panel enclosed bath and separate fully tiled shower cubicle with thermostatic shower. Ceramic tiled flooring and part tiled walls. Heated towel rail. Bathroom cabinet and separate light with integrated shaver socket. LED recessed lights. Extractor fan.

Outside

Front Garden

Laid to shrubs with block paved path leading to door. External light. Block paved driveway to side providing car parking for 2 cars.

Rear Garden

Laid mainly to lawn with paved patio area. Path leading to front. External tap and light. Timber shed to remain. Personal door into garage.

Partially Converted Garage

Access to front portion of garage via up & over door provides useful storage.

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

