



39, Stockbridge Road

Clifton,
Bedfordshire, SG17 5HA
Offers in Excess of: £325,000

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properties

This well presented three bedroom family home with a large rear garden and driveway parking for 2 cars is located in the sought after village of Clifton with village amenities and nearby countryside walks.

- Re-fitted shaker style kitchen with dining area
- Spacious 17ft living room
- Two double bedrooms - both with built in wardrobes
- Further single bedroom
- First floor family bathroom
- Large rear garden
- Driveway parking for 2 cars
- Well regarded local schooling
- Short drive to Arlesey train station for rail links into the city

GROUND FLOOR

Entrance Porch

Obscure double glazed windows to front and side, opening to:

Entrance Hall

Stairs rising to first floor accommodation. Doors into living room and kitchen/dining room.

Living Room

17' 2" x 10' 11" (5.23m x 3.33m) Double glazed window to front. Radiator. Multi pane door opening into the conservatory.

Kitchen/Dining Room

17' 3" x 10' 5" (5.26m x 3.17m) Overall Measurement.

Dining Area

Double glazed window to front. Wood effect flooring. Feature arch and opening into:

Kitchen Area

Re-fitted with a range of shaker style wall and base units with complementary marble effect worksurfaces and upstands. Inset stainless steel one & half bowl sink with drainer and swan neck mixer tap over. Fitted eye level electric oven and microwave. Inset induction hob with glass splashback and extractor hood over. Integrated dishwasher and fridge freezer. Space and plumbing for washing machine and tumble dryer - enclosed in cupboard. Wood effect flooring. Door into:



Conservatory

13' 10" x 8' 2" (4.22m x 2.49m) Double glazed patio doors opening onto the rear garden. Door to side opening onto the rear garden. Sliding door to storage cupboard with shelving.

FIRST FLOOR

Landing

Access to insulated loft space. Double glazed window to rear. Doors into all rooms.

Bedroom 1

11' 3" x 11' 0" (3.43m x 3.35m) Double glazed window to front. Radiator. Built-in wardrobes with sliding doors.

Bedroom 2

12' 6" x 9' 6" (3.81m x 2.90m) Double glazed window to front. Radiator. Built-in wardrobes with mirrored sliding doors.

Bedroom 3

7' 6" x 7' 6" (2.29m x 2.29m) Double glazed window to rear. Radiator.

Family Bathroom

Suite comprising panel enclosed bath with mains shower, low level wc and vanity wash hand basin with cupboards and drawer units. Fully tiled walls and polished tiled flooring. Chrome heated towel rail. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Laid to shingle providing off road parking for two cars. External light. Passageway to the side with gated access to the rear garden.

Rear Garden

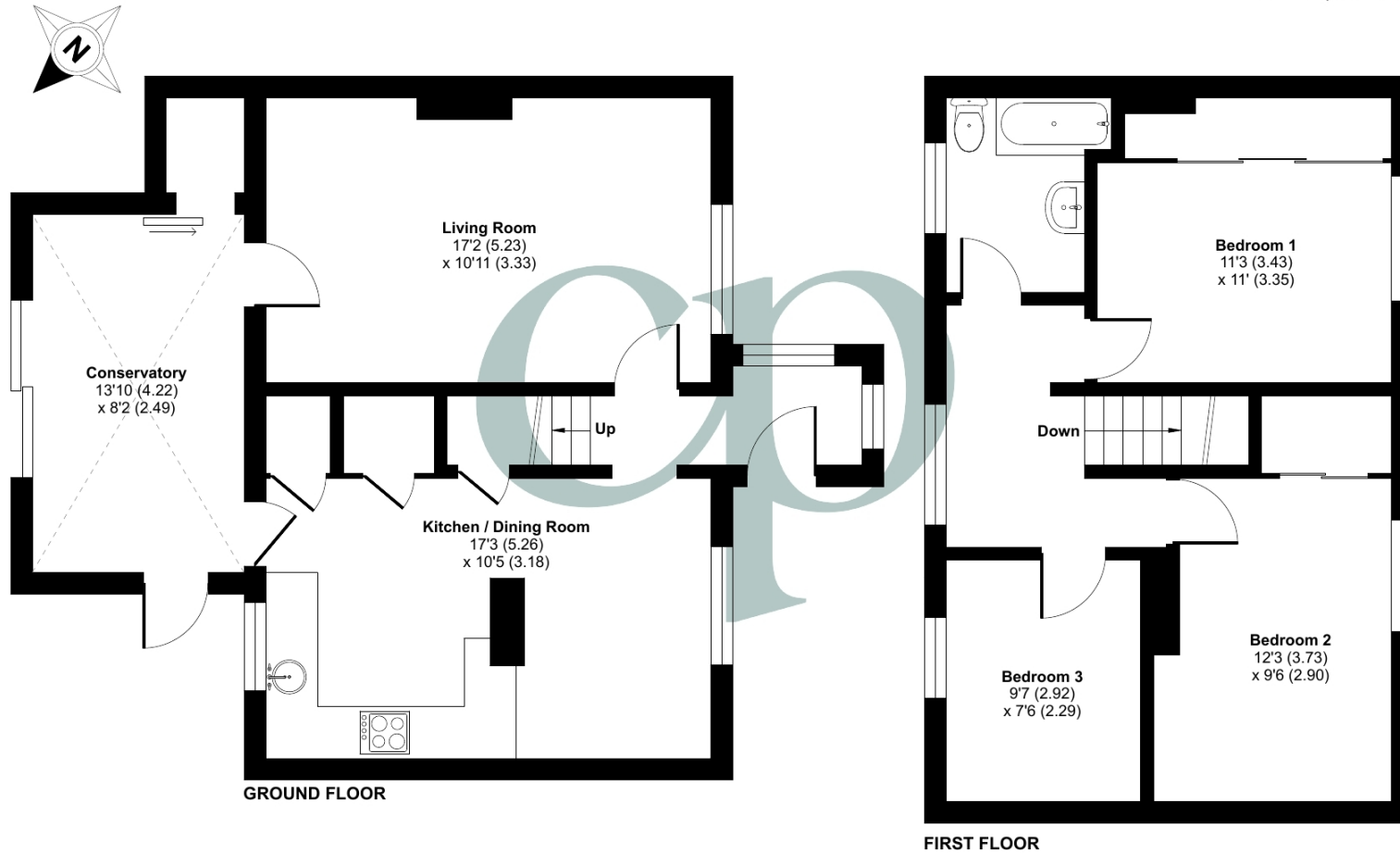
Good size rear garden laid mainly to lawn with paved patio area. Gated access with passageway leading to the front.

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



Approximate Area = 1068 sq ft / 99.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1094562

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Viewing by appointment only

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