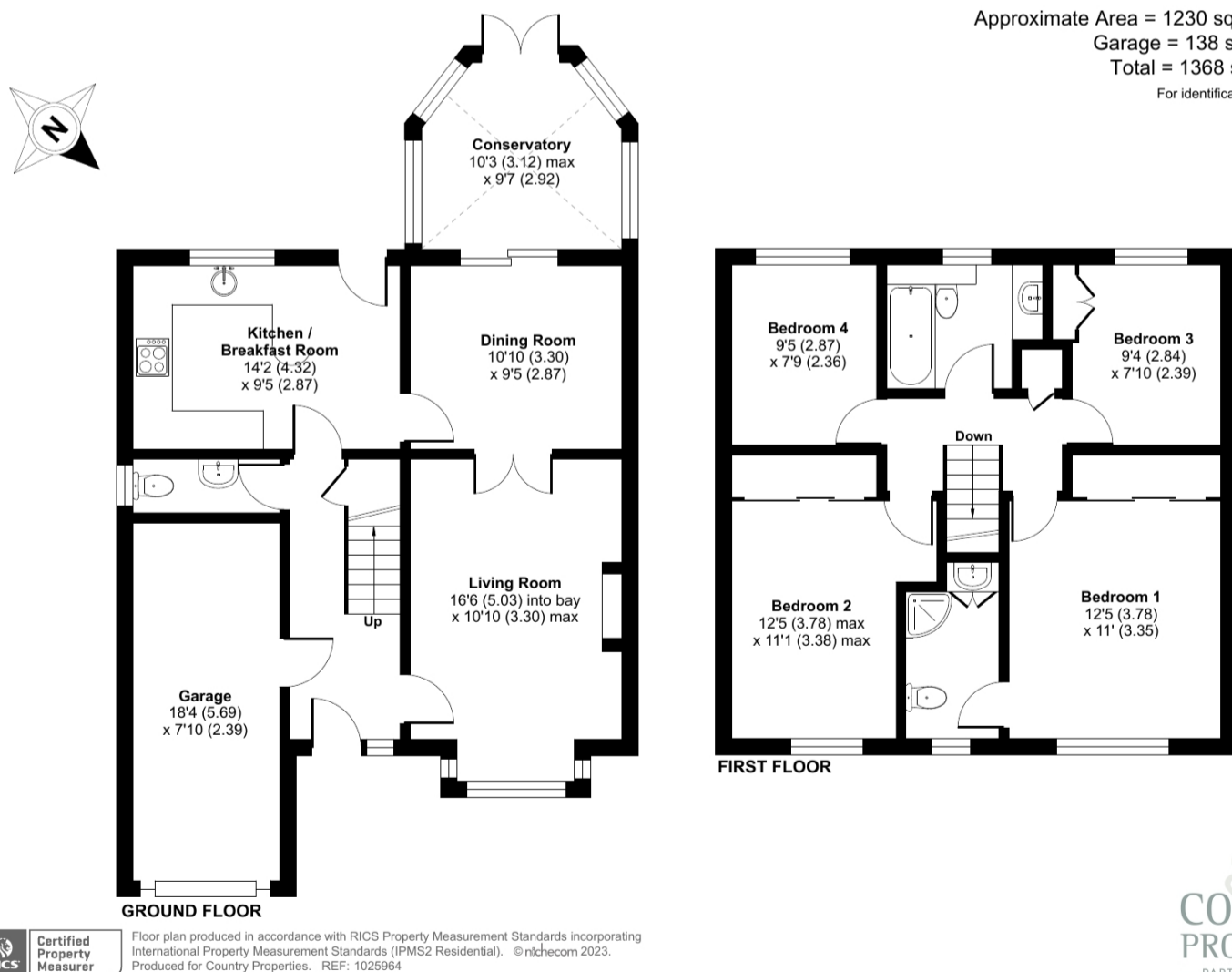




Approximate Area = 1230 sq ft / 114.2 sq m
Garage = 138 sq ft / 12.8 sq m
Total = 1368 sq ft / 127 sq m
For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		61	83



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1025964

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

This well presented 4 bedroom detached home with garage and southerly aspect rear garden is located in this highly sought after cul-de-sac location with countryside walks on your doorstep.

- Living room with feature fireplace
- UPVc double glazed conservatory
- Master bedroom with en suite & fitted wardrobes
- Garage and driveway parking for 2 cars
- Southerly aspect mature rear garden
- Sought after village of Clifton with well regarded local schools

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation with under-stairs storage cupboard. Radiator. Wood effect flooring. Doors into living room, kitchen/breakfast room, garage and cloakroom.

Cloakroom

Suite comprising low level wc and vanity wash hand basin. Partially tiled walls and wood effect flooring. Chrome heated towel rail. Obscure leaded light double glazed window.

Living Room

16' 6" (into bay) x 10' 10" (max) (5.03m x 3.30m) Double glazed leaded light walk-in bay window to front. Feature brick fireplace with timber surround, tiled hearth and inset gas fire. Wall lights. Two radiators. Multi pane double doors opening into the dining room.

Dining Room

10' 10" x 9' 5" (3.30m x 2.87m) Double glazed patio doors opening into the conservatory. Radiator.

Conservatory

10' 3" (max) x 9' 7" (3.12m x 2.92m) UPVc double glazed construction on brick base with windows and double glazed french doors opening onto the rear garden. Electric storage heater. Ceramic tiled flooring.

Kitchen/Breakfast Room

14' 2" x 9' 5" (4.32m x 2.87m) A range of wall and base units with granite worksurfaces, upstands and tiled splashbacks. Inset stainless steel one & half bowl sink with granite drainer, food waste disposal and swan neck mixer tap over. Fitted eye level electric oven and combination oven. Inset gas hob with concealed extractor hood over. Space for fridge/freezer. Integrated washing machine and slimline dishwasher. Breakfast bar. Tiled flooring. Radiator. Double glazed leaded light window to rear.



FIRST FLOOR

Landing

Access to partially boarded loft space with ladder & light. Airing cupboard housing hot water cylinder with shelving.

Bedroom 1

12' 5" x 11' 0" (3.78m x 3.35m) Double glazed leaded light window to front. Radiator. Fitted wardrobes with mirrored sliding doors. Door into:

En-Suite Shower Room

Suite comprising low level wc, countertop wash hand basin with vanity cupboard under and corner shower cubicle. Chrome heated towel rail. Fully tiled walls and wood effect flooring. Shaver point. Extractor fan. Obscure double glazed leaded light window to front.

Bedroom 2

12' 5" (max) x 11' 1" (max) (3.78m x 3.38m) Double glazed leaded light window to front. Radiator. Built-in wardrobe with mirrored sliding doors.

Bedroom 3

9' 4" x 7' 10" (2.84m x 2.39m) Double glazed leaded light window to rear. Built in wardrobe. Radiator.

Bedroom 4

9' 5" x 7' 9" (2.87m x 2.36m) Double glazed leaded light window to rear. Radiator.

Family Bathroom

Suite comprising panel enclosed bath with mixer tap/shower attachment, low level wc and vanity wash hand basin with cupboard under. Partially tiled walls and wood effect flooring. Radiator. Obscure double glazed leaded light window to rear.

OUTSIDE

Front Garden

Laid to lawn with flower/shrub borders with paved pathway to front door. Two external lights. Shingled driveway provides off road parking for 2 cars. Paved pathway leading to gated access to the rear garden.

Rear Garden

Southerly aspect rear garden laid mainly to lawn with paved patio area and mature well stocked flower/shrub borders. Shingled area with mature planting and garden pond. Timber shed to remain. Cold water tap. Gated access to front.

Garage

Up & over door with power/light connected. Door into entrance hall.

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

