



74 Harwood Lane, Clifton, Shefford, Bedfordshire. SG17 5NW





## 2 Bedroom Semi-Detached House

### Guide Price £365,000 Freehold

Satchells are delighted to bring to market this truly stunning Two-bedroom property in the ever popular 'Clifton Gardens' development built by Mulberry Homes. This stunning recently built property comes to us CHAIN FREE and is perfect for anyone looking to purchase their first property.

- Two double bedroom semi detached
- Newly built by Mulberry Homes
- Popular development in Clifton
- Two allocated parking spaces
- Chain free
- Perfect first time purchase
- Private rear garden
- NHBC warranty
- Cul-de-sac location
- EPC rating B. Council tax band C

**Ground Floor:****Entrance Hall:**

Karndean flooring, door to cloakroom, door to living area.

**Cloakroom:**

Low level WC, wash hand basin, radiator, karndean flooring, double glazed window to front.

**Open Plan Kitchen/Breakfast/Living Room:**

Abt: 16' 3" x 24' 0" (4.95m x 7.32m) Double glazed window to front aspect, marble effect fitted worksurfaces, integrated fridge/freezer, low level oven with hob and extractor fan, swan neck stainless steel tap, integrated dishwasher, breakfast bar, Karndean flooring, storage cupboard, radiator, double glazed window to side aspect, double glazed patio doors to garden, stairs to first floor.

**First Floor:****Landing:**

Carpet as fitted, doors to:

**Master Bedroom:**

Abt: 13' 2" x 9' 5" (4.01m x 2.87m) Double glazed window to rear and side aspect, radiator, carpet as fitted, free standing storage space.

**Bedroom Two:**

Abt: 13' 3" x 9' 6" (4.04m x 2.90m) Double glazed window to front and side aspect, radiator, loft access, radiator, carpet as fitted.

**Bathroom:**

Modern suite comprising fitted bath tub with electric shower, wash hand basin, low level WC, spotlights, tiled flooring, tiled walls.

**Outside:****Rear Garden:**

Patio leading to lawned area, wooden shed.

**Front:**

Lawned area and pathway to front door.

**Parking:**

Allocated parking for two cars.



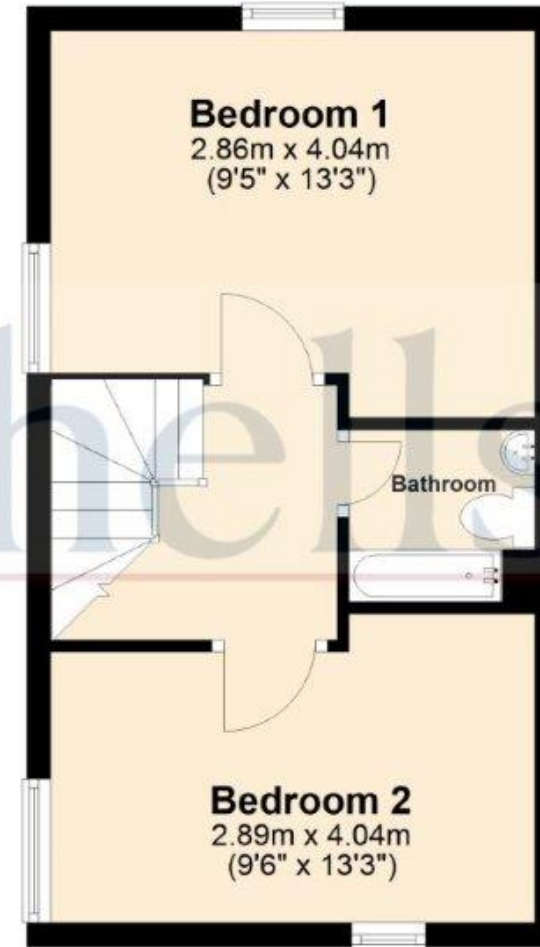


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

## Ground Floor



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.