



Clifton Park, New Road, Clifton, Bedfordshire. SG17 5SJ







## 3 Bedroom Park Home

### Guide Price £250,000 Leasehold

Satchells are delighted to bring to market this three-bedroom park home on this popular site in Clifton. This property comes with its own garage and driveway and has been extended to the rear. Book now for your chance to secure this stunning park home.

- Three bedroom park home
- Open plan living and dining room
- Extended to the rear
- En-suite to master bedroom
- Garage with power and electric
- Chain free
- Ample driveway parking
- Popular village location
- EPC rating C. Council tax band A

**Ground Floor:****Entrance Hallway:**

Carpeted throughout. Cupboards to the right of the entrance. Doors to all rooms.

**Living/Dining Room:**

Abt. 19' 1" x 15' 8" (5.82m x 4.78m) Dual aspect with double glazed windows. Fireplace. Radiators. Net curtains fitted.

**Kitchen:**

Abt. 11' 1" x 8' 2" (3.38m x 2.49m) Wall and base units with sink basin. Integrated fridge. Fitted blind. Tiled effect flooring. Door leading to garden.

**Family Bathroom:**

Suite comprising fitted bath tub, wash hand basin and low level flush WC. Frosted glass window. Lino flooring.

**Principal Bedroom:**

Abt. 9' 4" x 10' 1" (2.84m x 3.07m) Fitted wardrobes with dressing area. Radiator. Carpeted. Net curtains. Door to:

**En-Suite:**

Suite comprising shower cubicle, low level flush WC and wash hand basin. Heated towel rail. Cupboard storage.

**Bedroom Two:**

Abt. 11' 2" x 9' 1" (3.40m x 2.77m) Extended to the rear. Fitted wardrobes. Fitted blinds. Radiator.

**Bedroom Three:**

Abt. 6' 5" x 9' 2" (1.96m x 2.79m) Shelving. Fitted blinds. Radiator.

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

Wrap around garden with garage and parking.

**Garage:**

With up and over door and electric power.

**Additional Information:****About the Area:**

Clifton's charm and appeal are rooted in its blend of rural tranquility and vibrant community spirit. Nestled in the heart of Bedfordshire, this village offers residents and visitors alike a chance to experience serene landscapes, lush green spaces, and a close-knit community atmosphere. With its quaint cottages, local shops, and welcoming pubs, Clifton embodies the quintessential English village experience.



Whether you're exploring the surrounding countryside, participating in local festivals, or simply enjoying the delightful community vibe, Clifton stands out as a perfect example of village life at its best, blending heritage and a sense of belonging with the beauty of nature.

The area is indeed a great choice for commuters, thanks to its excellent transport connections. With the nearby village of Arlesey providing a train station, residents can enjoy convenient access to London in approximately 40 minutes. This efficient travel time makes it easy for professionals to reach their workplaces in the city while enjoying the benefits of

suburban living. Additionally, the surrounding road network further enhances accessibility, catering to those who prefer to drive. Overall, the combination of reliable transport options and a pleasant residential environment makes this area an appealing option for many commuters

**Agents Note:**

Draft details yet to be approved by the vendor and may be subject to change.



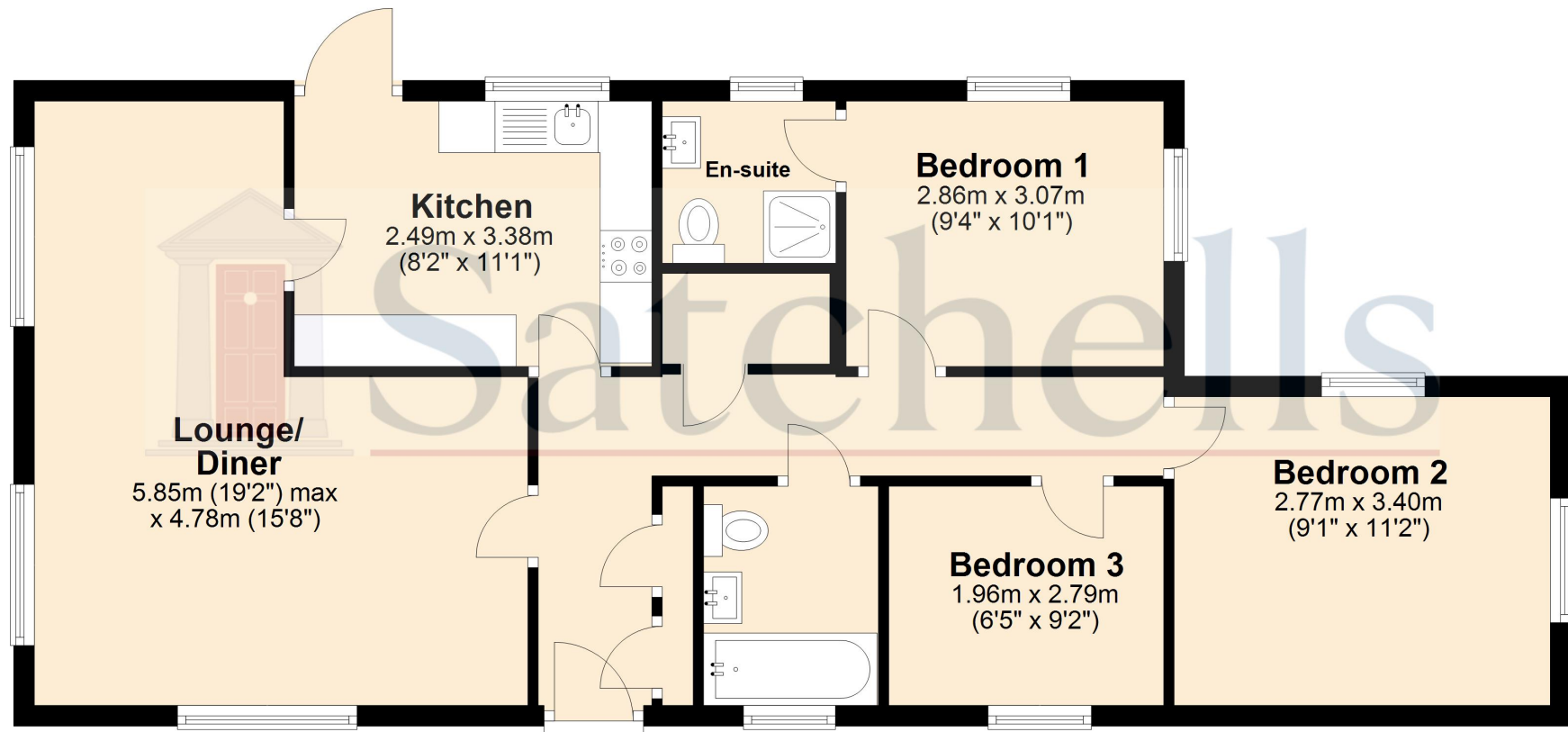




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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



Total area: approx. 72.7 sq. metres (782.7 sq. feet)

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.