



Town Shott, Clophill, Bedford MK45 4BN





3 Bedroom Semi-Detached House Offers in Excess of £330,000 Freehold

Perched in an elevated position within the picturesque village of Clophill, this charming semi-detached property offers three generously sized double bedrooms, ideal for accommodating a growing family. The convenience of a downstairs WC adds practicality to the home's layout, while the spacious lounge diner provides an inviting space for relaxation and entertaining. With a family bathroom completing the upstairs layout, this property offers both comfort and functionality. Furthermore, the potential to extend presents an exciting opportunity.

- Three double bedrooms
- Downstairs WC
- Semi detached
- Endless potential
- Double glazed throughout
- Gas central heating
- Village location
- Exceptional size rear garden
- Awaiting EPC. Council tax band C

Ground Floor

Front:

Steps leading to pathway to double partially glazed front door.

Hallway:

Door to kitchen and lounge. Stairs to first floor. Large storage cupboard. Door to WC. Tiled flooring. Spotlights.

Lounge/Diner:

Abt. 23' 7" x 11' 4" (7.19m x 3.45m) Double-glazed window to front and rear. Wooden flooring. Radiator. Spotlights.

Kitchen:

Abt. 10' 5" x 8' 9" (3.17m x 2.67m) Tiled flooring. Double-glazed window to rear. Spotlights. Selection of base and wall units. Integrated fridge/freezer and dishwasher. Range master gas hob and fan-assisted oven. Extractor. Work surfaces with tiled splash back. Double stainless-steel sink with swan neck mixer taps. Door to utility.

Utility:

Abt. 10' 0" x 6' 4" (3.05m x 1.93m) Double-glazed door to rear garden. Space for washing machine and tumble dryer. Built-in base units and work surfaces. Door to front. Tiled flooring. Spotlights.

First Floor

Landing:

Double-glazed window to side. Doors to bathroom and all bedrooms. Loft access. Wooden flooring. Storage cupboard.



Bedroom One:

Abt. 12' 1" x 9' 8" (3.68m x 2.95m) Double-glazed window to front. Two built-in wardrobes with sliding doors and mirrored fronts. Wooden flooring. Radiator.

Bedroom Two:

Abt. 11' 1" x 9' 7" (3.38m x 2.92m) Double glazed window to rear. Built in wardrobe. Spotlights. Wooden flooring. Radiator.

Bedroom Three:

Abt. 7' 6" x 7' 6" (2.29m x 2.29m) Double-glazed window to front. Wooden flooring. Cupboard over bulkhead. Radiator. Spotlights. Radiator.

Bathroom:

Double glazed frosted window to rear. Tiled flooring. Full sized panelled bath with hot and cold taps. Walk in shower with glass screen. Low level dual flush WC. Vanity unit and ceramic sink with mixer taps. Fully tiled walls. Heated towel rail. Extractor. Spotlights.

External

Front Garden:

Concrete steps and pathway to front. Mainly laid to lawn front garden set behind the brick built low-level wall.

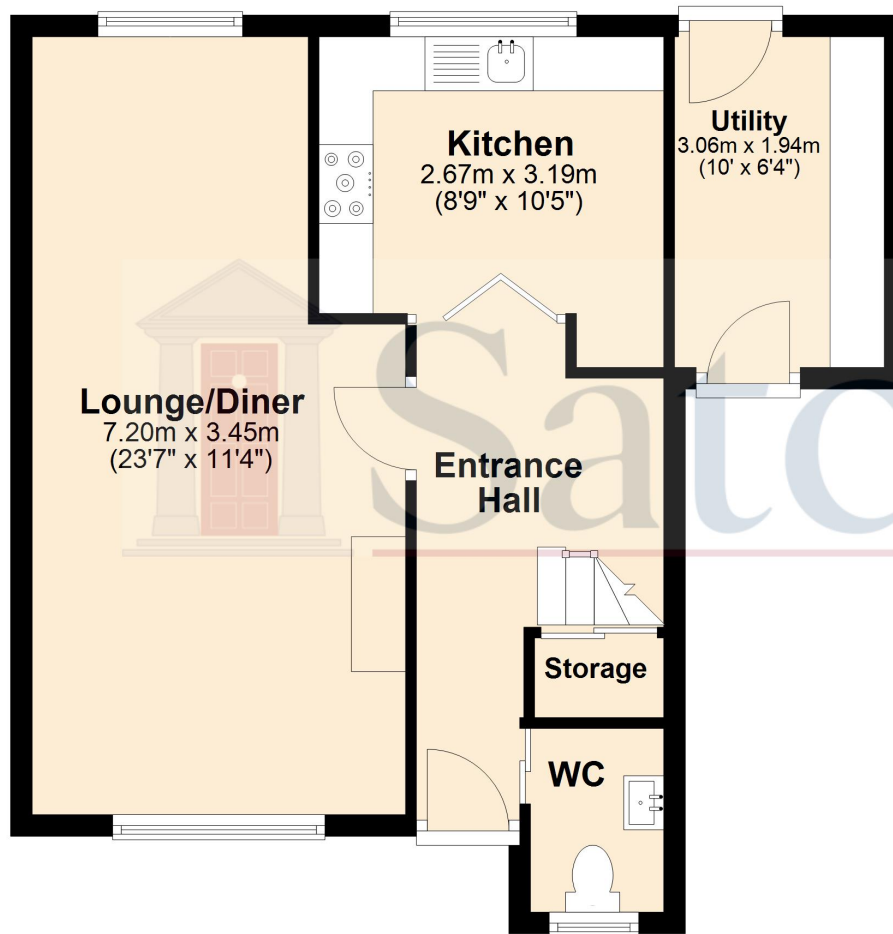
Rear Garden:

Split-level garden consisting of a decked area and raised lawn. Wooden fencing surrounds borders.

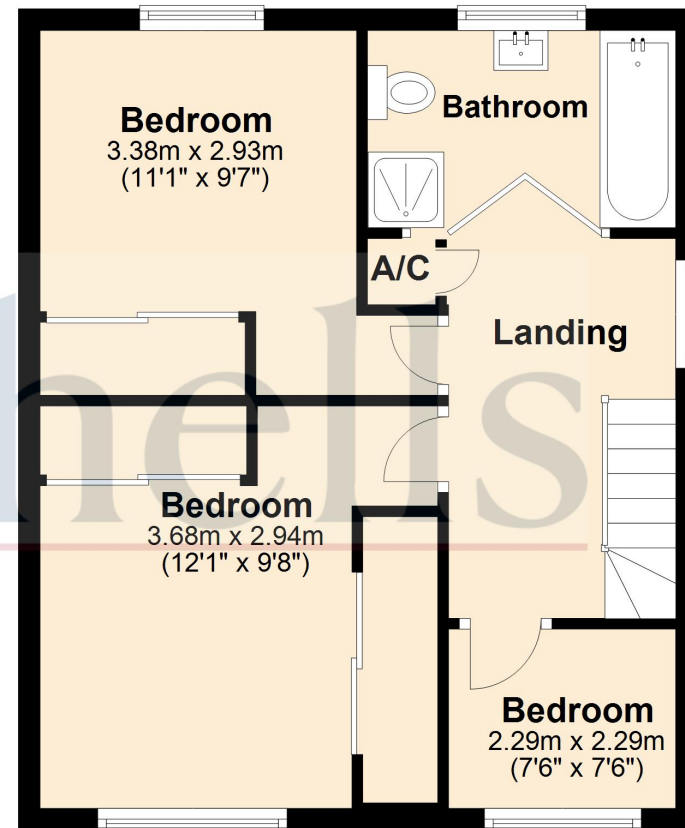
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Ground Floor



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.