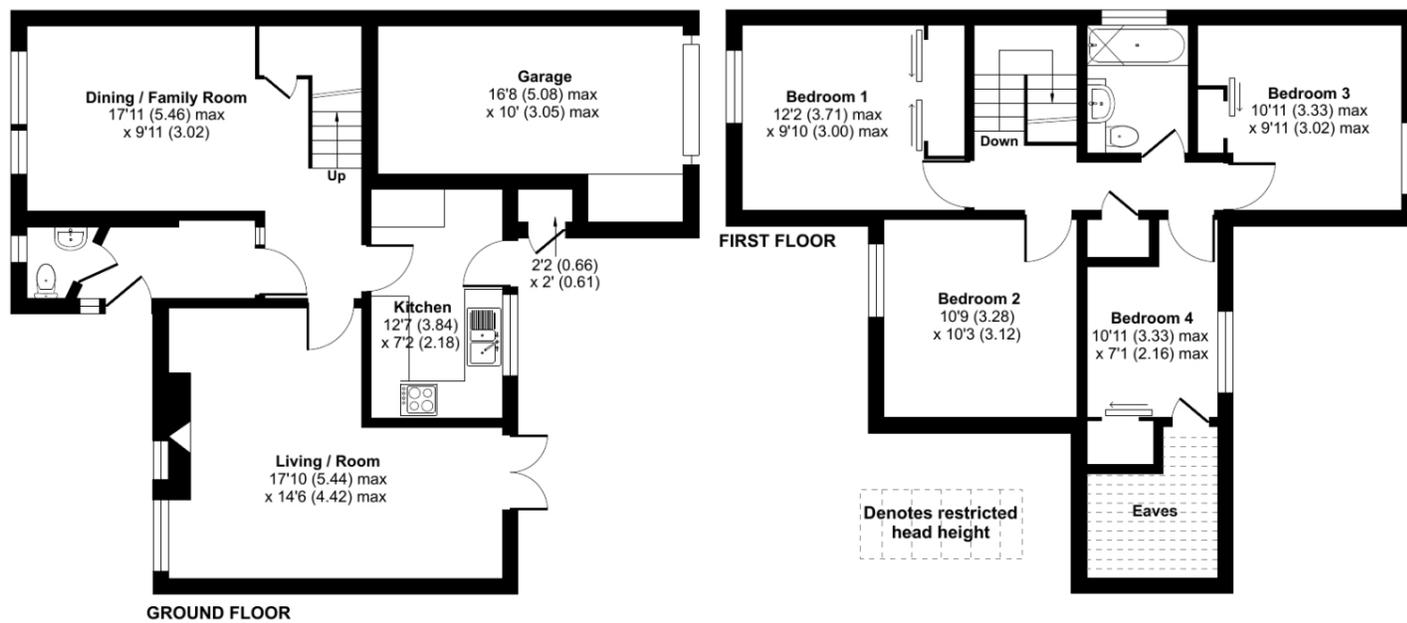




Approximate Area = 1271 sq ft / 118 sq m (includes garage)  
 Limited Use Area(s) = 51 sq ft / 5 sq m  
 Outbuilding = 5 sq ft / 0.4 sq m  
 Total = 1327 sq ft / 123 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 892178



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



Make your mark on this four bedroom family home with garage, situated in the sought after village of Clifton with countryside walks on your doorstep.

- Offered with no upward chain
- Two separate reception rooms
- Living room with open fireplace and feature vaulted ceiling
- Ground floor cloakroom and first floor family bathroom
- Single garage with power & light
- Well regarded local schooling
- Short drive to Arlesley station for rail links into London

## Ground Floor

### Entrance Hall

Wood effect flooring. Doors into cloakroom and dining/family room.

### Cloakroom

Suite comprising low level wc and wash hand basin. Radiator. Obscure double glazed window to front.

### Dining/Family Room

17' 11" (max) x 9' 11" (5.46m x 3.02m) Stairs rising to first floor accommodation with under stairs storage cupboard. Radiator. Wood effect flooring. Double glazed window to front.

### Living Room

17' 10" (max) x 14' 6" (max) (5.44m x 4.42m) Exposed open brick chimney breast with tiled hearth. Vaulted ceiling with feature double glazed windows to gable end. Radiator. Double glazed french doors opening onto the rear garden.

### Kitchen

12' 7" x 7' 2" (3.84m x 2.18m) A range of wall and base level units with rolled edge worksurfaces and tiled splashbacks. Inset ceramic one & half bowl sink with drainer and mixer tap over. Fitted electric oven with inset gas hob. Space and plumbing for washing machine. Space for fridge/freezer. Radiator. Double glazed window and door onto rear garden.



## First Floor

### Landing

Access to loft space. Storage cupboard with shelving. Doors into all rooms.

### Bedroom 1

12' 2" (max) x 9' 10" (max) (3.71m x 3.00m) Double glazed window to front. Fitted double wardrobe. Radiator.

### Bedroom 2

10' 9" x 10' 3" (3.28m x 3.12m) Double glazed window to front. Radiator.

### Bedroom 3

10' 11" (max) x 9' 11" (max) (3.33m x 3.02m) Double glazed window to rear. Radiator. Fitted wardrobes.

### Bedroom 4

10' 11" (max) x 7' 1" (max) (3.33m x 2.16m) Double glazed window to rear. Radiator. Fitted wardrobes. Door to eaves storage area.

### Family Bathroom

Suite comprising low level flush wc with concealed cistern, wash hand basin inset to vanity unit with cupboards under and panel enclosed bath with mixer tap and shower attachment over. Radiator. Fully tiled walls. Obscure double glazed window to side.

## Outside

### Front Garden

Laid mainly to lawn with central pathway to front door.

### Rear Garden

Laid to lawn with mature flower/shrub borders. Gated access to driveway providing access to the garage.

### Single Garage

16' 8" (max) x 10' 0" (max) (5.08m x 3.05m) Up & over door with power/light. Wall mounted gas boiler. Cold water tap. Driveway parking for one car.

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

