



57, Brickle Place
Clifton,
Bedfordshire, SG17 5HL
£395,000

COUNTRY PROPERTIES
PART OF HUNTERS

This beautiful presented three bedroom semi-detached home has been thoughtfully extended and refurbished by the current owners to create this fabulous home. The property is a short stroll to highly regarded schooling with Arlesey station only a short drive away for rail links into the city in 38 minutes.

- Sympathetically extended and refurbished by the present owners
- Stylish kitchen/dining/family room with bi-folding doors opening onto the rear garden
- Ground floor study - perfect for those working from home
- Off road parking for two cars
- Located a short distance to local amenities, including village pubs, butchers, post office and community centre

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation with under stairs storage cupboard. Wood effect flooring. Obscure double glazed window to side. Storage cupboard housing gas boiler. Radiator. Opening to kitchen/dining/family room. Doors into cloakroom, living room and study/playroom.

Cloakroom

Suite comprising low level flush wc and vanity wash hand basin. Tiled flooring.

Living Room

16' 1" x 11' 1" (4.90m x 3.38m) Double glazed window to front. Radiator. Contemporary feature fireplace with shelving to either side and modern electric fire inset.

Study/Playroom

9' 0" x 7' 7" (2.74m x 2.31m) Dual aspect with double glazed windows to front and side. Wood effect flooring. Radiator.



Kitchen/Dining/Family Room

21' 4" x 8' 8" (6.50m x 2.64m) Fitted with a range of wall and base units with complementary worksurfaces including peninsula breakfast bar. Inset 4 ring electric hob with splashback and concealed extractor over. Fitted Bosch electric oven. Integrated fridge/freezer and dishwasher. Stainless steel sink with swan neck mixer tap with flexible pull out hose. Space and plumbing for washing machine. Wood effect flooring. Radiator. Velux window. Double glazed window to rear and aluminium bi-folding doors opening onto the rear garden.

FIRST FLOOR

Landing

Radiator. Doors into all rooms.

Bedroom 1

11' 1" x 10' 0" (3.38m x 3.05m) Double glazed windows to front. Radiator.

Bedroom 2

12' 6" x 7' 6" (3.81m x 2.29m) Double glazed window to front. Radiator.

Bedroom 3

11' 0" x 5' 9" (3.35m x 1.75m) Double glazed window to rear. Built in wardrobe. Access to loft hatch. Radiator.

Family Bathroom

Re-fitted three piece suite comprising panel enclosed 'P' shape bath with rainfall shower, separate shower attachment, recessed shelf with ambient lighting and modern black frame side screen, low level flush wc and vanity wash hand basin. Partially tiled walls and tiled flooring. Black vertical heated towel rail. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Gravel driveway providing off road parking for 2 cars, leading to the front door. Raised flower beds with mature shrubs. Electric car charging point. Gated access to side to access rear garden.

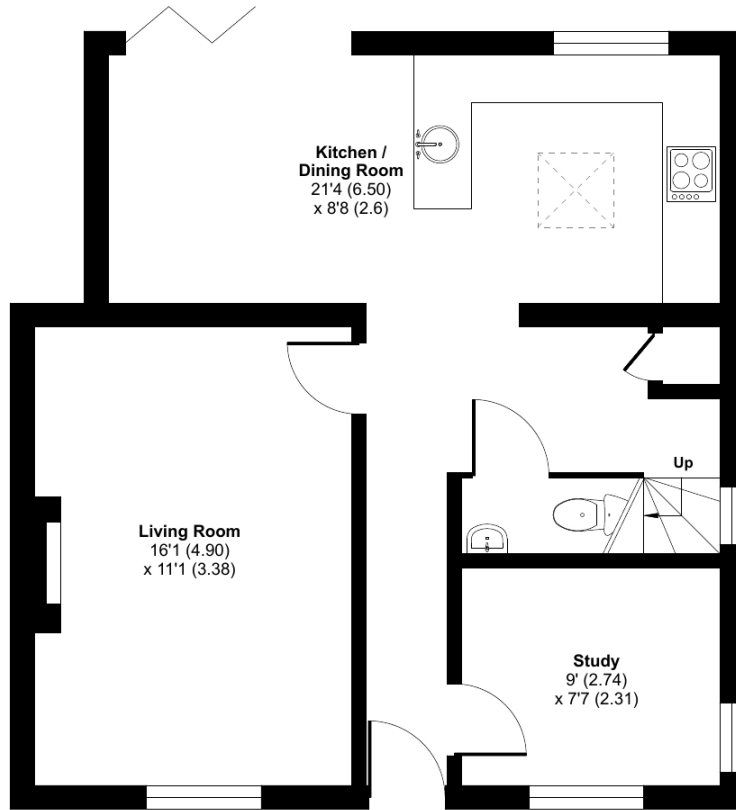
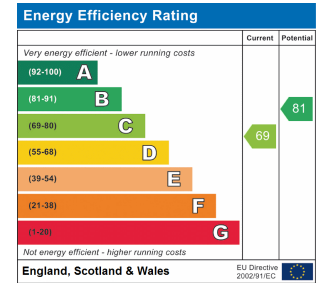
Rear Garden

Laid mainly to lawn with large decking area and mature shrub borders. Gravelled area with aluminium shed (shed to remain). Gated access to front.

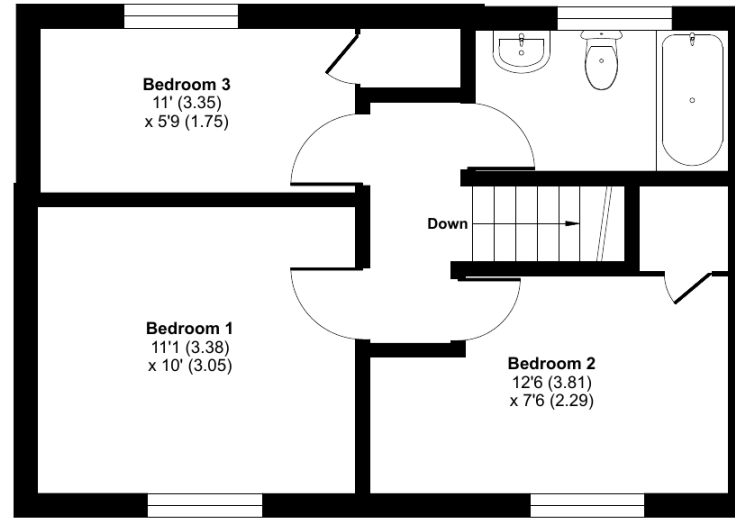


Approximate Area = 975 sq ft / 90.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1019712



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Viewing by appointment only

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