



Spring Road

Clifton,
Bedfordshire, SG17 5RE
£575,000



This extended 4 bedroom detached home offers versatile family friendly accommodation with a landscaped westerly aspect rear garden, garage and driveway parking for 4 cars.

- Well presented throughout - move straight in!
- Re-fitted stylish integrated kitchen
- * Loft converted (with building regulation approval) to provide master bedroom and shower room
- Sought after village of Clifton with countryside walks on your doorstep
- Redecorated with new flooring throughout
- Family room with bi-folding doors opening onto the rear garden
- Single garage and driveway parking for 4 cars



GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation with understairs storage cupboard. Radiator. Amtico flooring. Doors into living room and dining area.

Living Room

15' 8" x 12' 2" (4.78m x 3.71m) Double glazed window to side. Radiator. Open plan to:

Family Room

13' 10" x 11' 10" (4.22m x 3.61m) Vaulted ceiling with two velux windows. Bi-folding doors opening onto the rear garden. Radiator.

Dining Area

10' 5" x 9' 7" (3.17m x 2.92m) Double glazed window to front with fitted shutters. Amtico flooring. Radiator. Opening to:

Kitchen

14' 2" x 10' 7" (4.32m x 3.23m) A range of wall and base units with marble effect worksurfaces and upstands. Inset ceramic sink with drainer and swan neck mixer tap over. Integrated dishwasher and washing machine. Space for fridge/freezer. Recess and space for range style cooker with tiled surround and extractor hood over. Amtico flooring. Double glazed windows to side and rear. Door to side of providing access to the front and rear of property.

FIRST FLOOR

Landing

Double glazed window to half landing and double glazed window to front with fitted shutters. Stairs rising to 2nd floor. Storage cupboard. Doors into bedrooms 2, 3 and 4.

Bedroom 2

12' 2" x 10' 5" (3.71m x 3.17m) Double glazed window to front with fitted shutters. Radiator.

Bedroom 3

12' 0" x 10' 5" (3.66m x 3.17m) Double glazed window to rear. Radiator. Fitted wardrobe



Bedroom 4

11' 8" x 8' 1" (3.56m x 2.46m) Double glazed window to rear. Radiator.

Family Bathroom

Suite comprising panel enclosed bath with shower over and glass side screen, low level flush wc and pedestal mounted wash hand basin. Partially tiled walls. Chrome heated towel rail. Obscure double glazed window to side.

SECOND FLOOR

Master Bedroom

20' 0" x 8' 3" (6.10m x 2.51m) Dual aspect room with two velux windows to front and double glazed window to rear. Radiator. Eaves storage space. Cupboard housing wall mounted gas combination boiler.

Shower Room

Suite comprising shower cubicle, pedestal mounted wash hand basin and low level flush wc. High gloss tiling to dado height. Chrome heated towel rail. Wood effect flooring. Obscure double glazed window to rear.



OUTSIDE

Front Garden

Paved driveway and covered carport to the side provides off road parking for 4 cars. External light. Gated access to the rear.

Rear Garden

Westerly aspect garden laid mainly to lawn with large paved patio area. Cold water tap. Up and down lights. Power points. Gated access to both sides.

Single Garage

19' 0" x 9' 2" (5.79m x 2.79m) Up & over door with power/light. Double glazed window to side and further window to rear. Personal door into rear garden.

Agent Note:

* We advise any buyer to confirm the building regulation approval to convert the loft - prior to exchange of contracts.

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



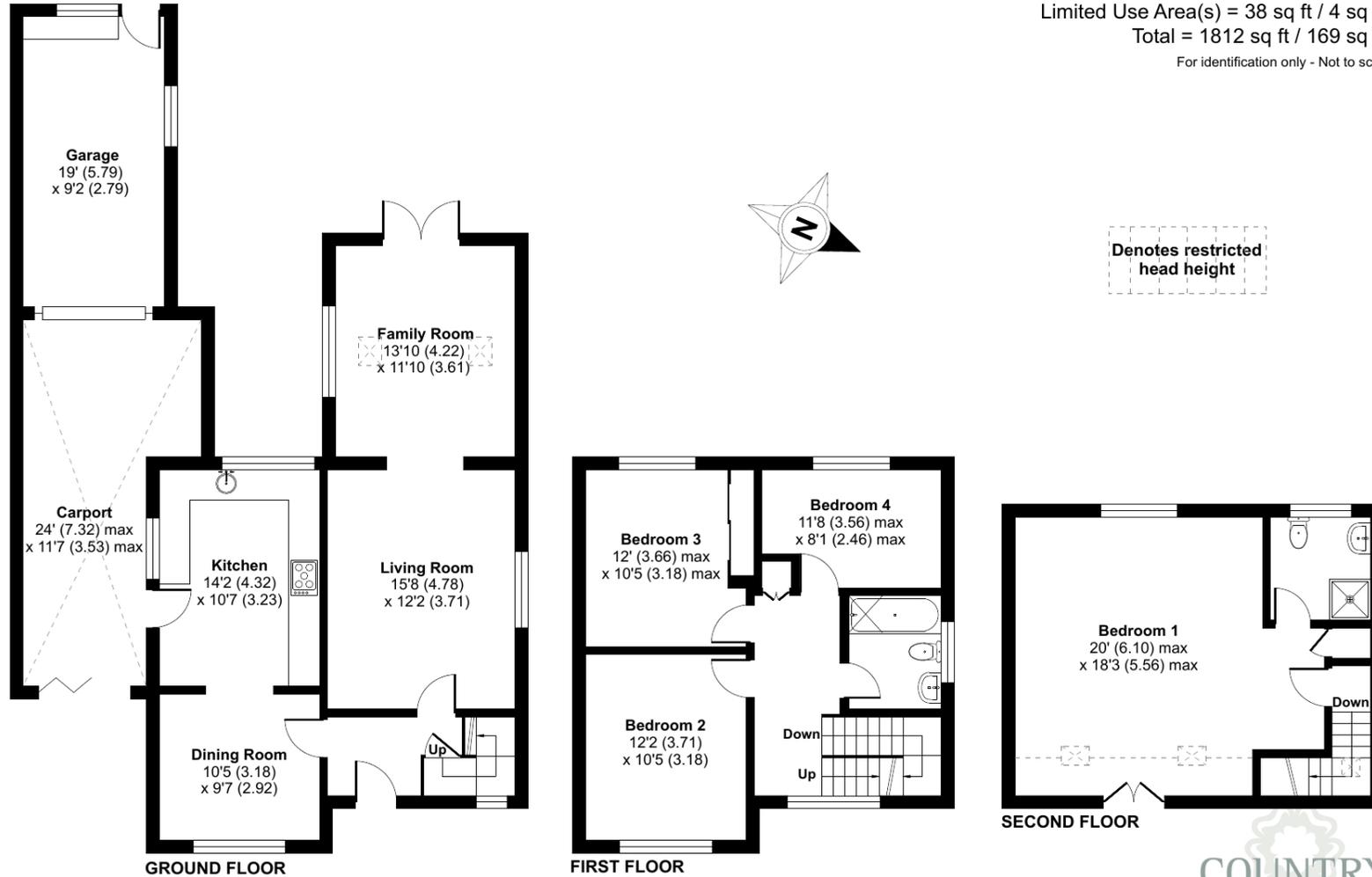


Approximate Area = 1774 sq ft / 165 sq m (includes garage & excludes carport)

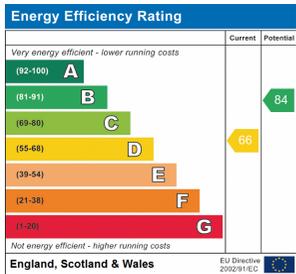
Limited Use Area(s) = 38 sq ft / 4 sq m

Total = 1812 sq ft / 169 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Country Properties. REF: 905760



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

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