



41, Yew Tree Walk

Clifton,
Bedfordshire, SG17 5HN

Offers in Excess of: £385,000

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properties

This 4 bedroom detached home boasting family friendly accommodation is situated within this popular cul-de-sac location with only a short stroll to village amenities, well regarded local schooling, village duck pond and countryside walks.

- Highly sought after village location
- Living room with french doors opening onto the enclosed front garden
- Four bedrooms - all with fitted wardrobes
- Updated first floor bathroom
- Useful utility room and ground floor shower room
- Short commute to Arlesey station with direct link to London and Gatwick airport

Kitchen/Diner

17' 10" x 10' 11" (5.44m x 3.33m) A range of wall and base units with quartz worksurface and glass splashbacks. Inset one & half bowl Franke sink with drainer and swan neck mixer tap over. Fitted Bosch eye level oven and microwave. Inset induction hob with stainless steel extractor hood over. Cupboard housing wall mounted gas combination boiler. Integrated American style fridge/freezer. Breakfast bar. Tiled flooring. Dual aspect double glazed windows to front and side.

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Door into:

Living Room

18' 10" x 10' 6" (5.74m x 3.20m) Double glazed window and french doors with sidelights, opening onto the front garden. Two radiators. Feature fireplace.

Utility Room

Integrated washing machine and tumble dryer. Door into:



Shower Room

Suite comprising shower cubicle, low level wc and wall mounted wash hand basin.

FIRST FLOOR

Landing

Access to partially boarded loft space with light. Doors into all bedrooms and bathroom.

Bedroom 1

12' 0" x 10' 0" (3.66m x 3.05m) Double glazed window to rear. Built-in wardrobes. Radiator.

Bedroom 2

12' 0" x 8' 8" (3.66m x 2.64m) Double glazed window to rear. Radiator. Built in wardrobes.

Bedroom 3

10' 7" x 10' 0" (3.23m x 3.05m) Double glazed window to front. Built in wardrobe. Radiator.

Bedroom 4

10' 8" x 8' 8" (3.25m x 2.64m) Double glazed window to front. Radiator. Built in wardrobe.

Bathroom

Three piece suite comprising panel enclosed 'L' shaped bath with shower over and glass side screen, pedestal wash hand basin and low level wc. Partially tiled walls and tiled flooring. Obscure double glazed window to side.

OUTSIDE

Front Garden

Laid to lawn with mature shrubs borders, block paved patio area and footpath leading to the rear garden. Fully enclosed with gated access to the front.

Rear Garden

Fully enclosed with double gates opening onto the block paved driveway providing access to the garage. Lawn and patio area with footpath leading to the front.

Garage

Partially converted to provide utility and shower room - remaining space suitable for a small car/motorcycle. Power & light connected.

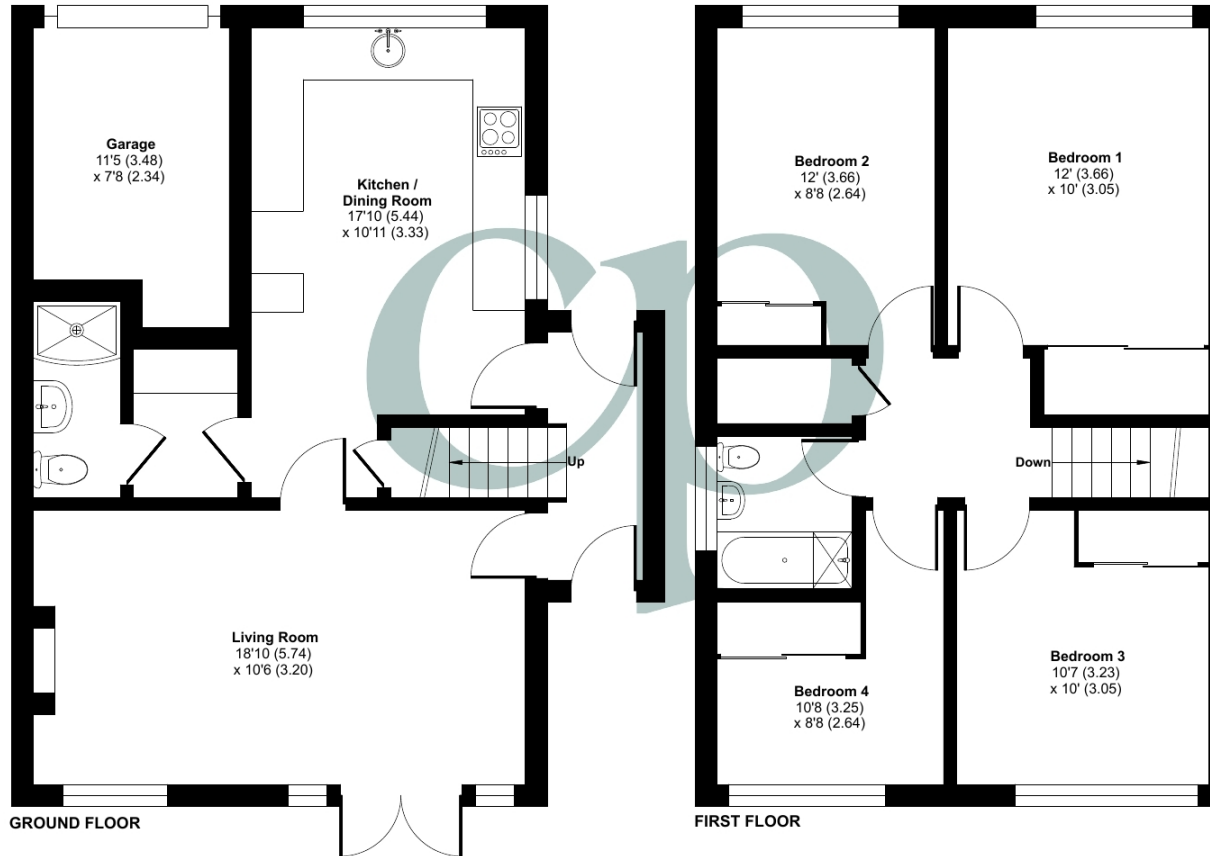
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





Approximate Area = 1038 sq ft / 96.4 sq m
Garage = 79 sq ft / 7.3 sq m
Total = 1117 sq ft / 103.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1175234

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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