



4, Manor Close

Clifton,
Bedfordshire, SG17 5EJ
O.I.E.O £400,000

country
properties

Set in the popular village of Clifton this 3 bedroom home with a westerly aspect rear garden is offered in superb condition throughout and with a short upward chain in place.

- Well presented - move straight in!
- Two separate reception rooms
- Office to the rear of garage - ideal for those wishing to work from home
- Off road parking for 2 cars
- Countryside walks on your doorstep
- Sought after village location with well regarded local schools

GROUND FLOOR

Entrance Hall

Wood effect flooring. Radiator. Doors into cloakroom and dining room.

Cloakroom

Suite comprising low level wc and corner wash hand basin with tiled splashback. Ceramic tiled flooring. Obscure double glazed window to front.

Dining Room

10' 7" x 9' 3" (3.23m x 2.82m) Wood effect flooring. Stairs rising to first floor with under stairs storage cupboard. Radiator. Double glazed double doors onto westerly facing rear garden. Doors into study, lounge and kitchen.

Kitchen

10' 6" (max) x 8' 8" (max) (3.20m x 2.64m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset stainless steel sink with drainer and k mixer tap over. Built in electric oven and gas hob with stainless steel extractor hood over. Space and plumbing for washing machine. Integrated dishwasher. Space for fridge/freezer. Radiator. Ceramic tiled flooring. Wall mounted gas boiler. Double glazed window to front.



Living Room

15' 0" x 10' 6" (4.57m x 3.20m) Dual aspect with double glazed windows to rear and side. Wood effect flooring. Feature electric fire with timber surround and marble hearth. Radiator.

Office

8' 1" x 6' 7" (2.46m x 2.01m) Wood effect flooring. Radiator. Double glazed window to rear. Door into garage.

FIRST FLOOR

Landing

Double glazed window to side. Large airing cupboard housing hot water tank and shelving. Loft access. Doors into all rooms.

Bedroom 1

11' 11" x 10' 7" (3.63m x 3.23m) Double glazed window to rear. Radiator. Wood effect flooring.

Bedroom 2

11' 11" x 10' 5" (3.63m x 3.17m) Double glazed window to front. Radiator. Door to large eaves storage.

Bedroom 3

10' 10" (max) x 8' 10" (max) (3.30m x 2.69m) Double glazed window to front. Radiator. Wood effect flooring.

Bathroom

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

OUTSIDE

Front Garden

Laid to lawn driveway providing off road parking for two cars.

Rear Garden

Westerly facing rear garden laid mainly to lawn with paved patio area and raised slate flower/shrub borders. Service light.

Garage

Remote controlled roller door to front with power/light connected. Door into study. Cold water tap.

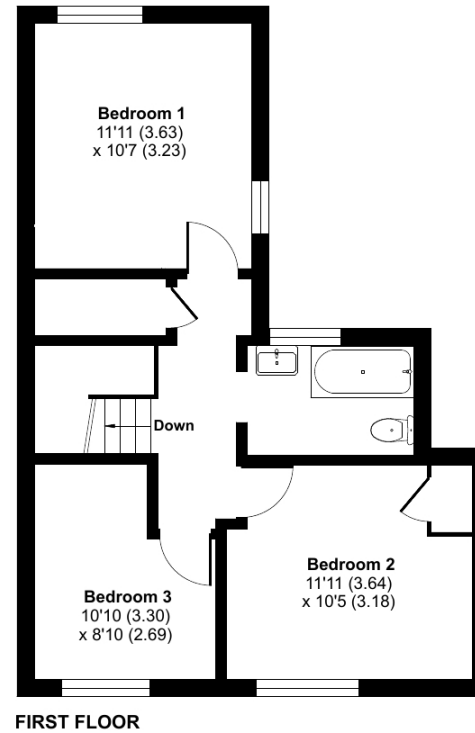
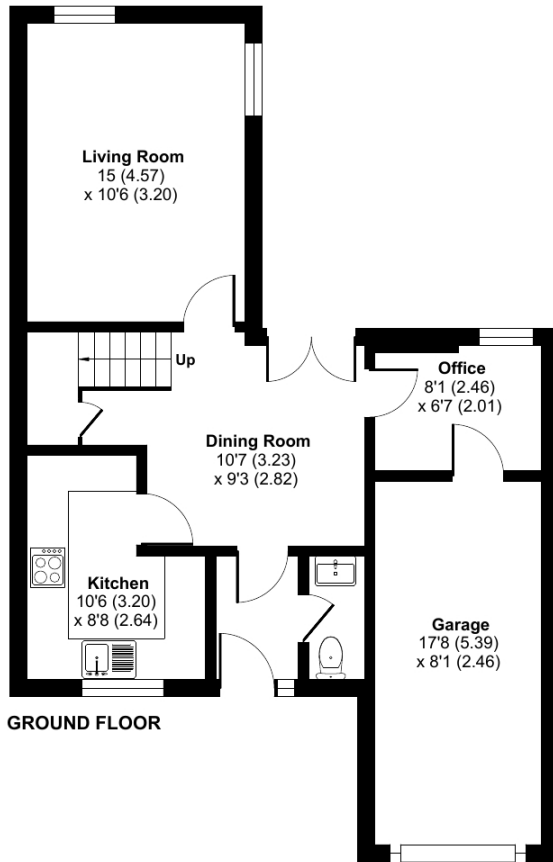
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





Approximate Area = 927 sq ft / 86.1 sq m
 Garage = 196 sq ft / 18.2 sq m
 Total = 1123 sq ft / 104.3 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	77
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 2023. Produced for Country Properties. REF: 964928



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

Viewing by appointment only

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