



17 Haycock Gardens, Clifton, Shefford, Bedfordshire. SG17 5QN





## 3 Bedroom Detached House

### £440,000 Freehold

Situated in the ever-so-popular village of Clifton, this immaculately presented, three bedroom detached home has everything a growing family needs. With good links to the A1(M) & M1 this property boasts the ideal location for those needing good transport links whilst still retaining the quiet village life that is so sought after in today's day and age.

- Three bedrooms
- Air conditioning Unit
- Modern throughout
- Driveway
- Garage
- Downstairs cloakroom
- Village location
- Freehold - £250 Maintenance per annum
- Council tax band E
- EPC rating B

## **Ground Floor:**

### **Entrance:**

Stone slab pathway to entrance with an area of grass. Partially glazed upvc double glazed door in hallway.

### **Internal Hallway:**

Tiled flooring, with a sea grass rug. Glass double doors to lounge, WC and kitchen. Stairs to first floor. Radiator. Storage cupboard. Spotlights.

### **Kitchen/Diner:**

Abt: 11' 7" x 19' 1" (3.53m x 5.82m) Upvc double glazed window to rear. Selection of base and wall units. Display cabinets. Induction hob, eye level fan assisted oven, extractor fan, integrated fridge freezer, washing machine and dishwasher. Tiled flooring. One and half bowl sink with drainer and swan neck taps. Cupboard housing boiler. Upvc double glazed patio doors leading to garden. TV point. Radiator.

### **Lounge:**

Abt: 19' 6" x 10' 11" (5.94m x 3.33m) Double glazed upvc window to front. Upvc window to side. Radiator. TV aerial point. Carpets as fitted. Air condition unit fitted.

## **WC:**

Upvc obscured window to front. Tiled flooring. Partially tiled. Low level dual WC and vanity hand basin with mixer tap. Heated towel rail. Partial mirror wall.

## **First Floor:**

### **Landing:**

Carpet as fitted. Loft hatch. Storage cupboard. Doors to all rooms.

### **Master Bedroom**

Abt: 11' 0" x 13' 9" (3.35m x 4.19m) Upvc double glazed window to front. Double mirrored fitted wardrobes. Radiator. Carpet as fitted. Door to en-suite.

### **En-Suite:**

Upvc double glazed obscure window. Low level dual flush WC. Tiled flooring. Fully tiled shower with glass shower screen, rainfall shower with hand held shower, handrail. Wall hung wash basin with mixer tap. Heated towel rail.

### **Bedroom Two:**

Abt: 11' 11" x 11' 0" (3.63m x 3.35m) Upvc double glazed window to rear. Radiator. Carpet as fitted.

### **Bedroom Three:**

Abt: 8' 4" x 9' 8" (2.54m x 2.95m) Upvc double glazed window rear. Radiator. Carpet as fitted.

### **Bathroom:**

Upvc double glazed obscure window to front. Full bath with rain shower over with a glass folding shower screen. Hand held shower attachment and handrail. Low level dual flush WC. Vanity unit sink with mixer tap. Mirrored storage unit. Tiled flooring. Fully tiled around bath. Heated towel rail.

### **Outside:**

#### **Garden and Garage:**

Rear patio, mainly laid to lawn. Raised bed with seasonal plants. Slate style border. Door to garage. Side access gate. The current vendors have had the garage floor professionally painted to make a perfect working environment.

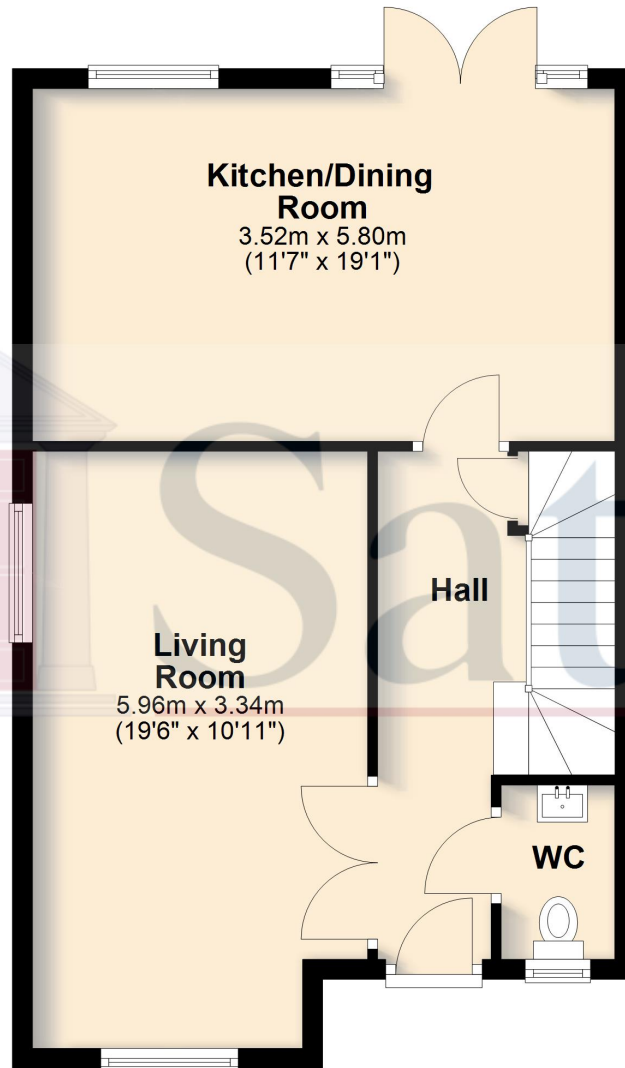
#### **Additional Information:**



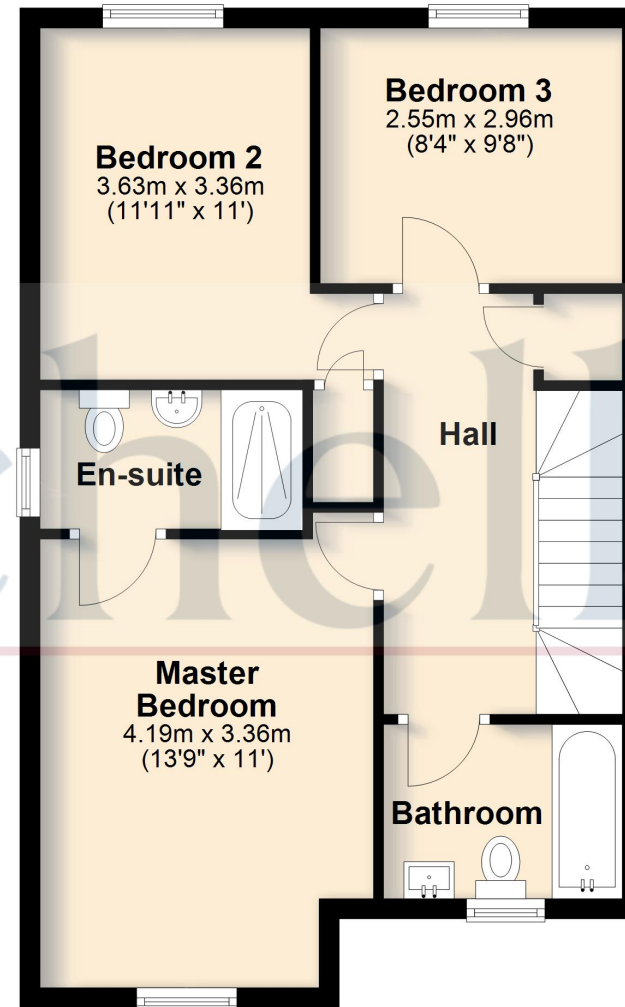


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

## Ground Floor



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.