



# 5, Manor Close

Clifton,  
Bedfordshire, SG17 5EJ  
£475,000

COUNTRY PROPERTIES  
PART OF HUNTERS

This 4 bedroom extended family home offers spacious and versatile living accommodation throughout, situated within this popular village location with an abundance of countryside walks on your doorstep!

- Four double bedrooms
- Large living room and separate dining room
- Ground floor cloakroom
- Garage and driveway parking
- Potential to adapt the current layout, subject to any necessary building consents
- A short stroll to village amenities, local pub and highly regarded schooling

## GROUND FLOOR

### Entrance Porch

Doors into dining room and cloakroom.

### Cloakroom

Suite comprising low level wc and pedestal wash hand basin. Partially tiled walls. Radiator. Obscure double glazed multi pane window to side.

### Dining Room

17' 11" (max) x 15' 1" (max) (5.46m x 4.60m) Double glazed multi pane window to front. Radiator plus additional radiator enclosed in decorative cover. Stairs rising to first floor with under-stairs storage cupboard. Doors into kitchen and living room.

### Living Room

26' 0" (max) x 17' 8" (max) (7.92m x 5.38m) Dual aspect with two double glazed multi pane windows to front and multi pane window to rear. Double glazed multi pane french doors opening onto the rear garden. Radiator plus further radiator enclosed in decorative cover. Feature open fireplace with exposed brick chimney breast and tiled hearth.



## Kitchen

12' 7" (max) x 7' 3" (max) (3.84m x 2.21m)

A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset stainless steel one & half bowl sink with drainer and swan neck mixer tap over. Built-in electric oven and grill. Inset 5-ring gas hob with stainless steel extractor hood over. Integrated dishwasher and fridge. Tiled flooring. Multi pane double glazed window and door to rear garden.

## FIRST FLOOR

### Landing

Access to boarded loft space. Airing cupboard housing hot water cylinder with shelving. Doors into all rooms.

### Bedroom 1

18' 6" (max) x 10' 9" (max) (5.64m x 3.28m)

Multi pane double glazed window to front. Radiator. Two built-in wardrobes with hanging rails.

### Bedroom 2

12' 1" x 9' 11" (3.68m x 3.02m) Double glazed multi pane window to front. Radiator.

### Bedroom 3

11' 0" (max) x 10' 0" (max) (3.35m x 3.05m) Double glazed multi pane window to rear. Radiator.

### Bedroom 4

13' 4" (max) x 7' 0" (max) (4.06m x 2.13m)

Double glazed multi pane window to rear. Radiator. Cupboard leading to eaves storage space.

### Family Bathroom

Three piece suite comprising panel enclosed bath, pedestal wash hand basin and low level flush wc. Partially tiled walls. Obscure multi pane double glazed window to side.

## OUTSIDE

### Front Garden

Laid to shingle with mature flower beds and borders. Paved footpath to front door. External light.

### Rear Garden

Feature circular paved patio areas with lawn area and well stocked mature flower/shrub beds and borders. Brick retaining wall leading to gated off road parking.

### Garage

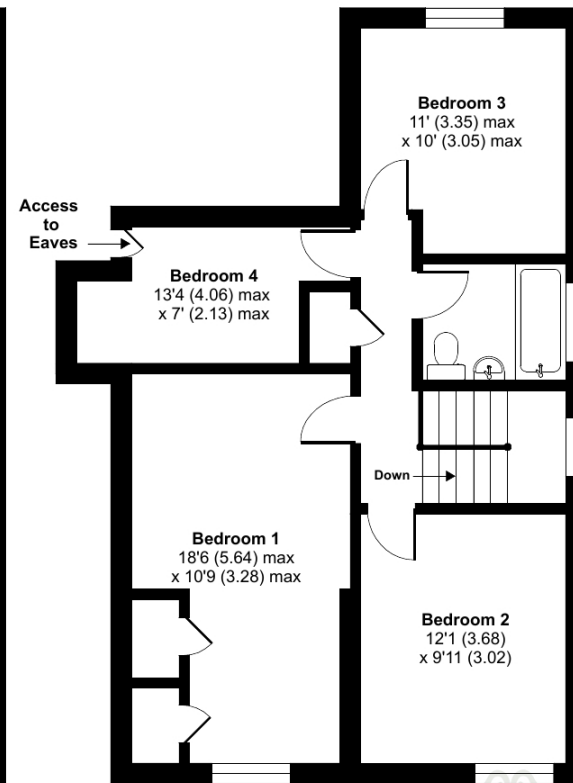
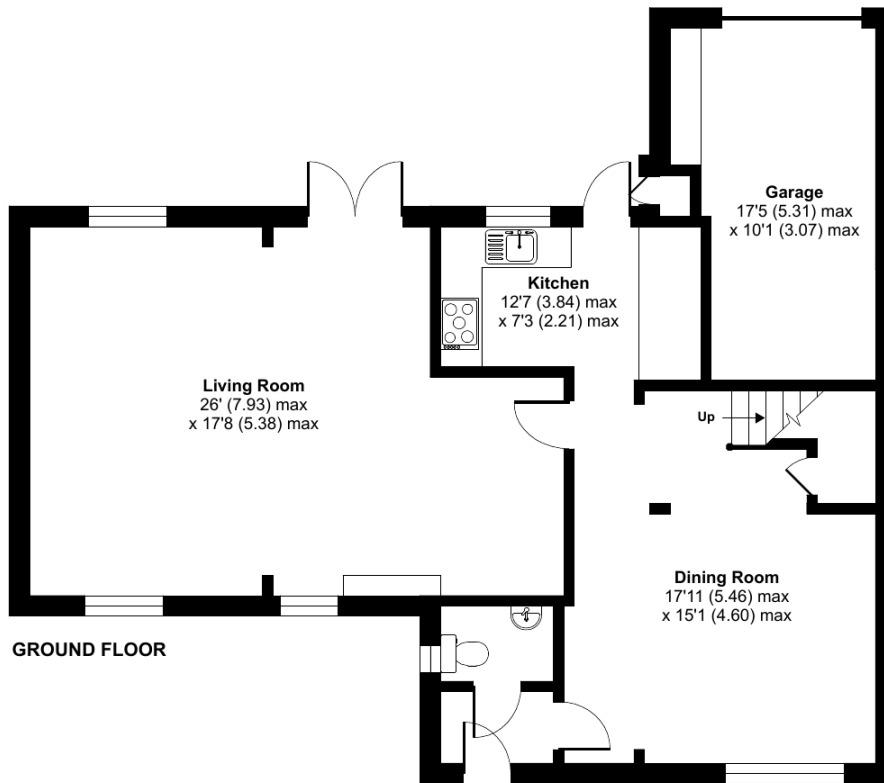
17' 5" (max) x 10' 1" (max) (5.31m x 3.07m) Single garage with up & over door, power & light connected. Space and plumbing for washing machine. Driveway to front providing off road parking for 1 car.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO





Approximate Area = 1506 sq ft / 139.9 sq m  
 Garage = 151 sq ft / 14 sq m  
 Store = 3 sq ft / 0.3 sq m  
 Total = 1660 sq ft / 154.2 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		77
(55-68)	D		
(39-54)	E	46	
(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 2023. Produced for Country Properties. REF: 1037316



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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