



61, Broad Street

Clifton,
Bedfordshire, SG17 5RL
Offers in Excess of: £390,000

country
properties

Dating back to 1895 this stunning semi detached cottage oozing with character and charm offers spacious accommodation throughout with a delightful rear garden and summer house.

- Characterful features including exposed floorboards and latched doors
- Newly fitted feature multi-fuel wood burning stove
- Two double bedrooms - master with vaulted ceiling, juliet balcony and en-suite shower room
- First floor bathroom with 4-piece suite including roll top bath
- Highly sought after village with local amenities and countryside walks on your doorstep

GROUND FLOOR

Entrance Porch

Quarry tiled flooring. Double glazed door opening into:

Living/Dining Room

20' 1" (max) x 12' 5" (max) (6.12m x 3.78m)

Overall Measurement:

Living Room

Double glazed sash window to front. Exposed floorboards. Fireplace with inset multi fuel stove with feature lighting and wood effect composite mantle and tiled hearth. Fitted alcove cupboards and shelving to either side. Radiator. Open into:

Dining Room

Cupboard housing gas boiler. Exposed floorboards. Radiator. Obscure double glazed window to side. Wooden latch door to:

Inner Hall

Stairs rising to first floor accommodation. Radiator. Exposed floorboards. Latch door opening into:

Kitchen/Diner

17' 3" (max) x 10' 3" (5.26m x 3.12m) A range of wall and base units with wood worksurfaces and tiled splashbacks. Inset 'Rangemaster' cooker with 5-ring gas hob, tiled splashback and concealed extractor hood over. Butler sink with drainer and mixer tap over. Integrated dishwasher and washing machine. Pantry cupboard. Quarry tiled flooring. Radiator. Obscure double glazed window to side and double glazed french doors opening onto the rear garden.



FIRST FLOOR

Landing

Airing cupboard with shelving. Latched doors to all rooms. 'Captains staircase' to loft space.

Bedroom 1

17' 2" (max) x 10' 6" (max) (5.23m x 3.20m)
Exposed floorboards. Two radiators. Vaulted ceiling with exposed beams, two velux windows with remote control fitted blinds and french doors opening to Juliet balcony overlooking to rear garden. Latch door opening to:

En-Suite Shower Room

Three piece suite comprising double shower cubicle, low level wc and vanity wash hand basin. Heated towel rail. Obscure double glazed window to side.

Bedroom 2

12' 5" (max) x 11' 5" (max) (3.78m x 3.48m)
Exposed floorboards. Feature fireplace. Radiator. Double glazed sash window to front.

Bathroom

Four piece suite comprising claw foot roll top bath with telephone style mixer tap/shower attachment, low level wc, separate shower cubicle and countertop wash hand basin with vanity under. Half tiled walls and tiled flooring. Heated towel rail. Obscure double glazed window to side.

Loft Space

11' 0" x 9' 9" (3.35m x 2.97m) Currently used as storage and used by the previous owner/s as an office. Features many plug points and television cable point. Exposed floorboards. Eaves storage space. Radiator. Two velux windows to rear with fitted blinds.

The loft does not have building regulation approval - we advise any buyer to check this information with their legal representative prior to exchange of contracts.

OUTSIDE

Front Garden

Laid to shingle providing off road parking for one small car. Brick footpath to front door. External light. Gated access to rear garden.

Rear Garden

Attractively landscaped garden with brick paved patio area leading onto the lawn with mature shrub and tree borders. Insulated wooden summer house with tiled roof, power/light, heating and double doors opening onto the garden. Shingled pathway to the side with timber shed and wood store - to remain. Gated access to front. Greenhouse to remain.

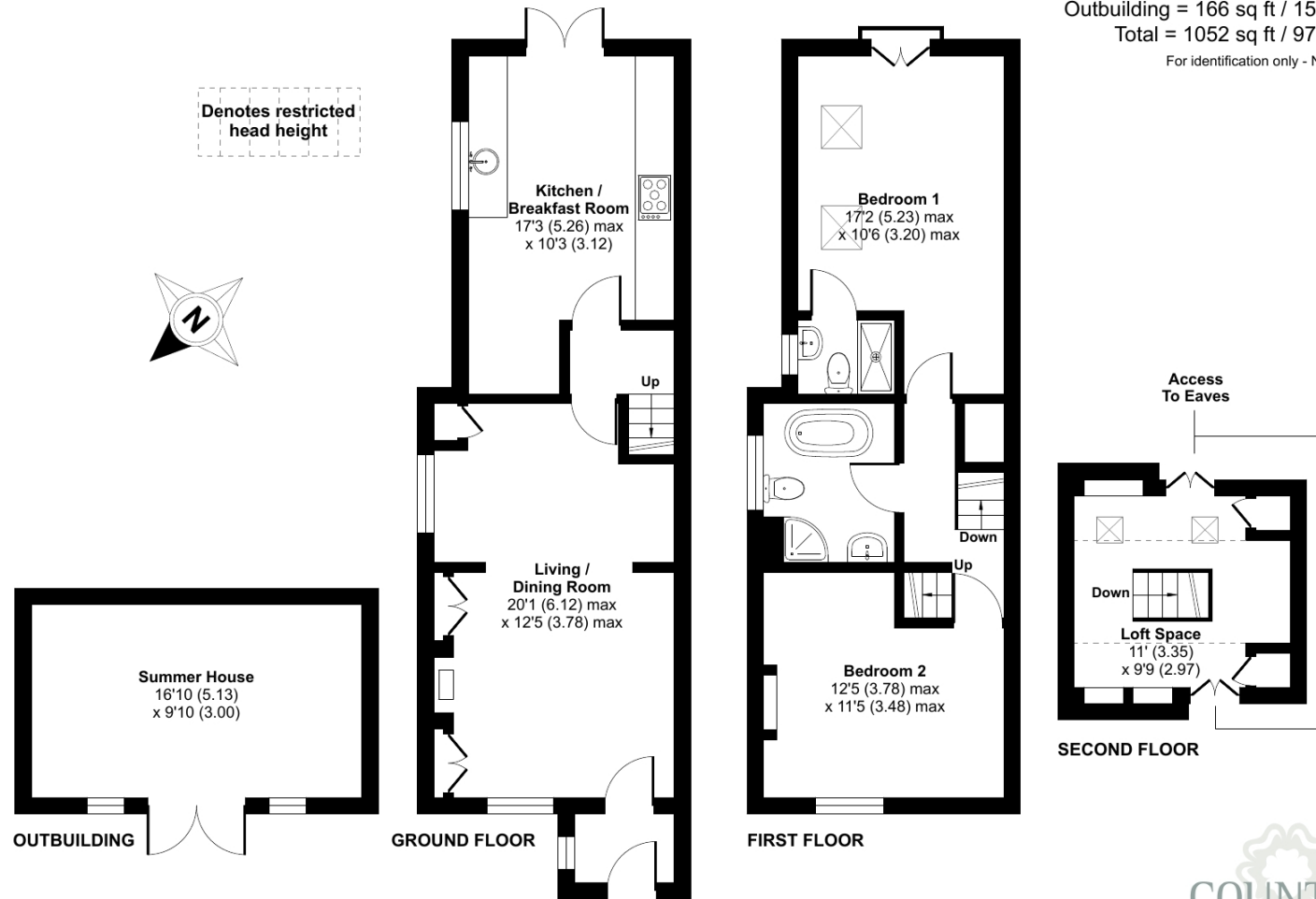


Approximate Area = 886 sq ft / 82.3 sq m (excludes loft space)

Outbuilding = 166 sq ft / 15.4 sq m

Total = 1052 sq ft / 97.7 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		80
(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: 1026421



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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