



# 5, Chapel Close

Clifton,  
Bedfordshire, SG17 5YG  
Offers in excess of £650,000

**COUNTRY PROPERTIES**  
PART OF **HUNTERS**

This beautifully presented four bedroom family home occupies a quiet cul de sac location in the sought after village of Clifton. The property offers versatile family accommodation including three reception rooms, a separate study and is just a short stroll from local amenities and highly regarded schooling.

- Occupying a quiet cul de sac location in this sought after village
- Four double bedrooms - en suite to bedroom one
- Spacious (approx 1,700 sqft) of versatile living accommodation
- Driveway providing ample off road parking & single garage
- Living room and separate snug
- Built in wardrobes to all four bedrooms
- Ground floor study - ideal for those working from home!
- Mature rear garden with large deck area - perfect for those alfresco evenings



## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation with under stairs storage cupboard. Dado rail. Wood effect flooring. Alarm control panel. Doors into cloakroom, living room, study and kitchen/dining room.

### Cloakroom

Suite comprising low level flush wc and pedestal mounted wash hand basin. Partially tiled walls. Obscure double glazed window to front.

### Living Room

17' 9" x 11' 5" (5.41m x 3.48m) Double glazed window to front. Radiator. Feature fireplace with gas fire and marble effect hearth.

### Snug

10' 11" x 11' 10" (3.33m x 3.61m) Double glazed French doors opening onto the rear garden. Radiator. Wood effect flooring.

### Study

8' 6" x 6' 11" (2.59m x 2.11m) Double glazed window to rear. Radiator.

### Kitchen/Dining Room

15' 10" x 17' 10" (4.83m x 5.44m) A range of wall and base units with worksurfaces and upstands with tiled splashbacks. Bosch electric oven and 4 ring gas hob with stainless steel extractor hood over. Inset sink with drainer and mixer tap over. Integrated Zanussi dishwasher. Space and plumbing for washing machine. Space and plumbing for tumble dryer. Ceramic tiled flooring. Double glazed window and glazed door to rear garden. Open plan to:

### Family Room

8' 3" x 17' 3" (2.51m x 5.26m) Double glazed window to front. Two radiators. Ceramic tiled flooring.



## FIRST FLOOR

### Landing

Access to loft space. Airing cupboard. Doors to all rooms.

### Bedroom 1

11' 9" x 14' 10" (3.58m x 4.52m) Double glazed window to front. Radiator. Built-in double wardrobe. Door into:

### En-Suite Shower Room

Suite comprising shower cubicle with rainfall shower and mixer shower, low level flush wc and vanity wash hand basin. Fully tiled walls. Heated towel rail. Shaver point. Extractor. Obscure double glazed window to front.

### Bedroom 2

8' 10" x 20' 3" (max) (2.69m x 6.17m) Double glazed window to front. Radiator. Built-in double wardrobe.

### Bedroom 3

9' 3" x 13' 7" (2.82m x 4.14m) Double glazed window to rear. Radiator. Built-in double wardrobe.



#### **Bedroom 4**

9' 3" x 13' 7" (2.82m x 4.14m) Double glazed window to rear. Radiator. Built-in double wardrobe.

#### **Family Bathroom**

Suite comprising pane enclosed bath with telephone style mixer/shower attachment, pedestal mounted wash hand basin and low level flush wc. Partially tiled walls. Shaver point. Obscure double glazed window to side.

#### **OUTSIDE**

#### **Front Garden**

Mainly laid to lawn with block paved driveway providing ample off road parking and access to single garage. Gated access to rear garden.

#### **Rear Garden**

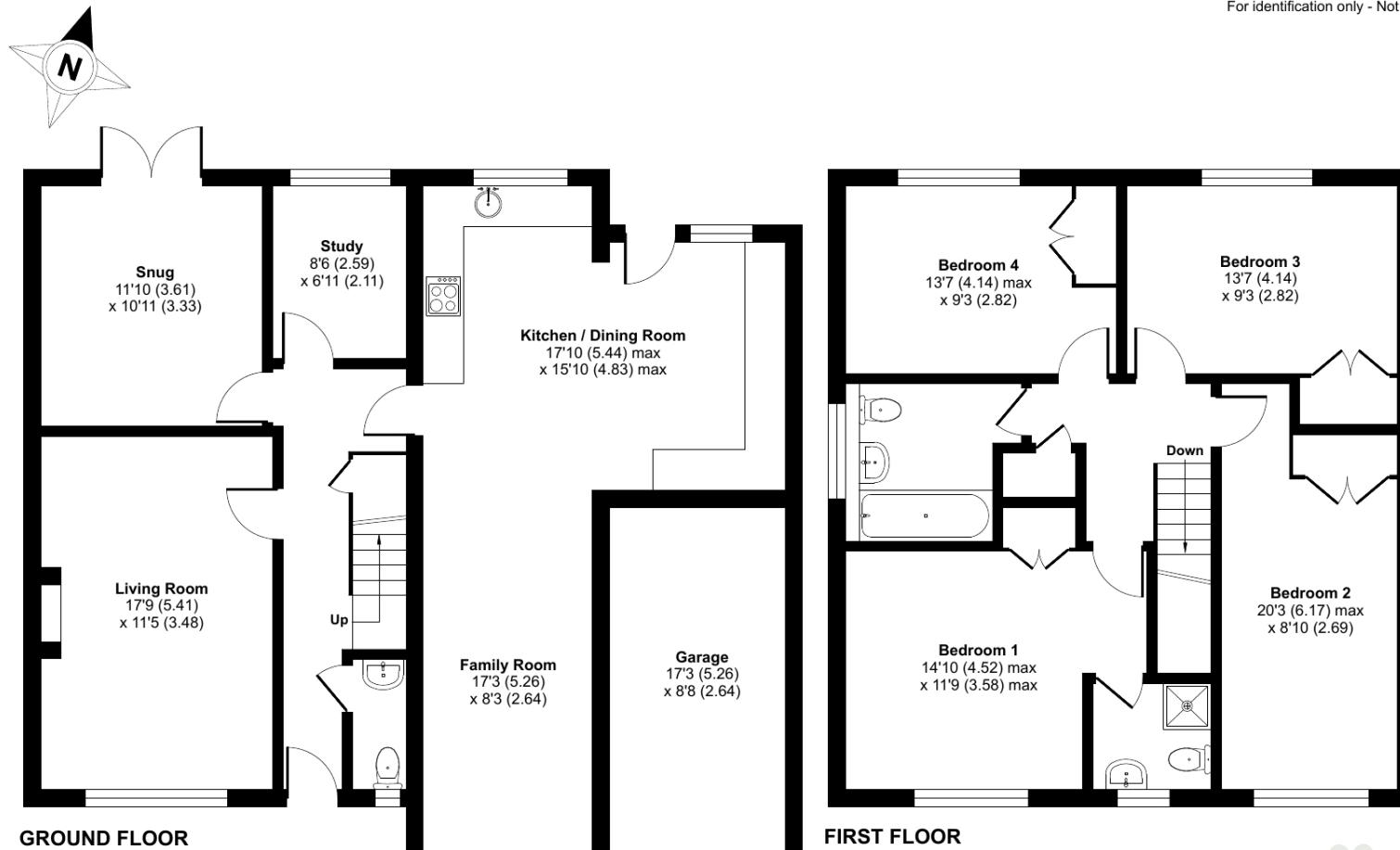
Large decking area with balustrade and steps down to lawn area with mature trees and shrubs. Gated access to front.

#### **Garage**

Remote control electric door to front, with power & light connected.



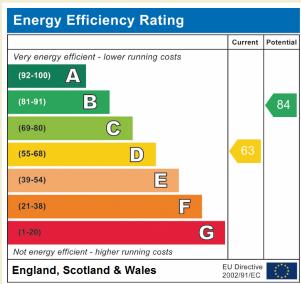




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Measurer

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Viewing by appointment only

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