



54, Haycock Gardens

Clifton, Shefford,
Bedfordshire, SG17 5QN
Offers in excess of £800,000

country
properties

The Ashwell is a stylish 4 bedroom detached executive home offering a sense of space, luxury and comfort with a double garage and off road parking x 4 cars situated on the popular 'Hayfield Gate' in Clifton . With great kerb appeal and occupying a corner plot the owners have professionally landscaped the rear garden to give this property the 'WOW' factor

- Underfloor heating downstairs
- Generous study - perfect for working from home !
- Main bedroom with stylish en suite and dressing area
- Double garage with electric door and overhead storage, plus parking for several cars
- 20ft (max) dual aspect stylish kitchen/dining room with bi folding doors onto rear garden
- ROCA/Laufen bathrooms, heritage bronze ironmongery, Farrow & Ball paint, Hammonds wardrobes
- Landscaped rear garden with ornate lighting, water feature and covered outdoor kitchen/entertaining area
- As short stroll to local village amenities including highly regarded local schooling



GROUND FLOOR

Entrance Hall

Stairs rising to first floor with under stairs storage cupboard - housing underfloor heating manifolds. Feature wood panelling. Minoli floor tiles with underfloor heating. Doors into cloakroom, study, living room and glazed door into kitchen/dining room.

Cloakroom

Suite comprising low level wc with concealed cistern and wall hung wash hand basin. Extractor. Partially tiled walls and Minoli tiled floor with underfloor heating.

Study

9' 0" x 10' 6" (2.74m x 3.20m) Double glazed window to front with fitted shutters. A range of fitted 'Hammonds' bespoke furniture including desk and storage/shelving. Underfloor heating. Fibre optic broadband direct to the property.

Living Room

13' 0" x 17' 0" (3.96m x 5.18m) Two double glazed window to side with fitted shutters. Built in Media unit with electric inset wall feature log fire. Underfloor heating. Herringbone wood effect flooring. French doors with wing windows opening onto rear garden with full height fitted shutters.

Kitchen/Dining Room

12' 1" x 20' 10" (3.68m x 6.35m) A comprehensive range of shaker stylw wall and base units with Miami white Silestone worksurfaces and splashbacks. Inset one & half bowl stainless steel sink with drainer and swan neck mixer tap over. Integrated Bosch dishwasher and fridge/freezer. Fitted eye level multi-functioning Bosch oven and additional oven with combination microwave function. Inset induction hob with concealed extractor over. Breakfast Bar with Miami white Silestone worksurface. Minoli floor tiles with underfloor heating. Double glazed window with fitted shutters. Bi-folding doors with blinds opening onto the rear garden. Door into:

Utility Room

Silestone worksurface with inset sink unit and space and plumbing for washing machine and tumble dryer. Wall mounted gas boiler enclosed in cupboard. Minoli tiled floor with underfloor heating. Part glazed double glazed door rear garden.

FIRST FLOOR

Landing

Access to loft space. Feature wood panneling. Radiator. Airing cupboard. Doors to all bedrooms and family bathroom.



Bedroom One

11' 6" x 12' 0" (3.51m x 3.66m) Dual aspect double glazed windows to front and rear with fitted shutters. Radiator. Open into:

Dressing Area fitted 'Hammonds' wardrobes. Door into:

En Suite Shower Room

Fitted with a contemporary Laufen suite comprising double shower enclosure with rainfall shower and shower attachment, wc with concealed cistern and vanity wash hand basin. Heated towel rail. Minoli partially tiled walls and tiled flooring. Obscure double glazed window to front.

Bedroom Two

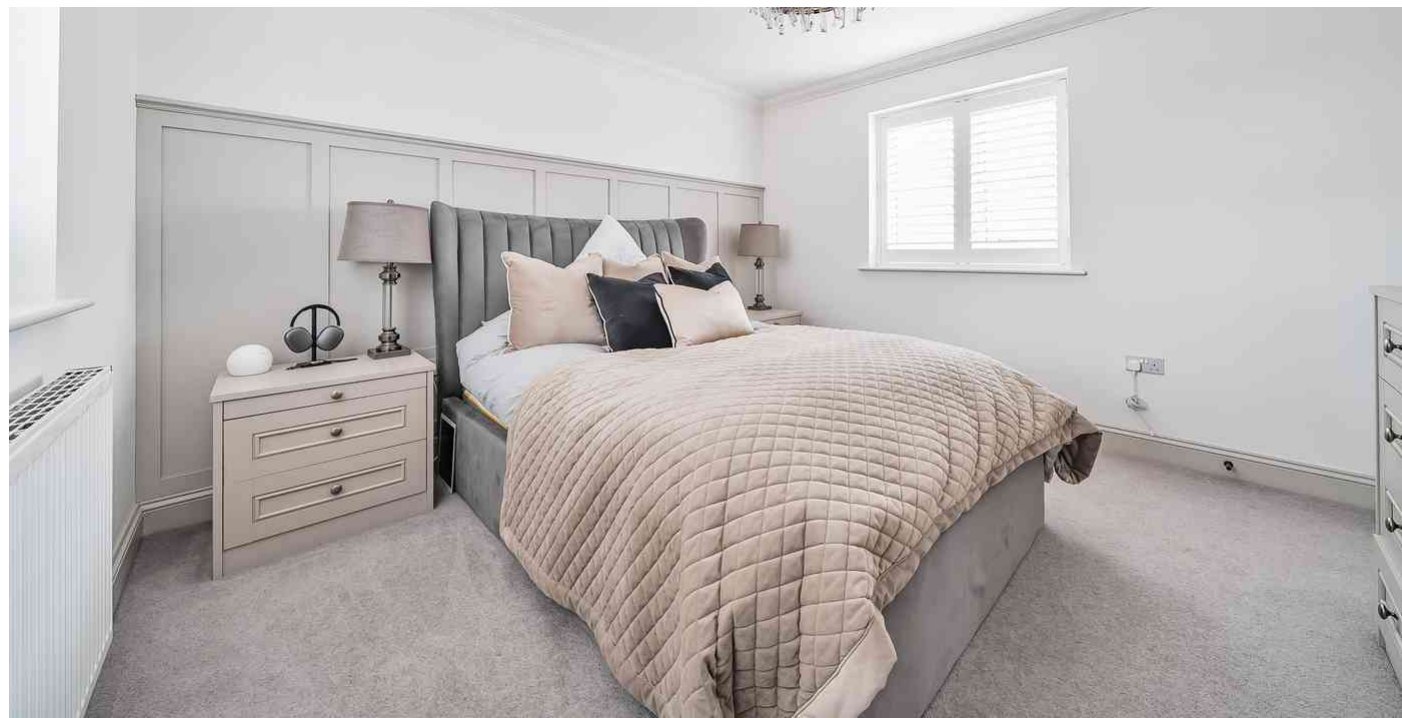
9' 0" x 12' 8" (2.74m x 3.86m) Dual aspect with double glazed window to rear. Fitted Hammonds wardrobes. Radiator.

En Suite Shower Room

Fitted with a contemporary Laufen suite comprising double shower enclosure with rainfall shower and shower attachment, wc with concealed cistern and vanity wash hand basin. Heated towel rail. Minoli partially tiled walls and tiled flooring.

Bedroom Three

8' 10" x 11' 6" (2.69m x 3.51m) Double glazed window to front. Radiator.



Bedroom Four

9' 0" x 10' 6" (2.74m x 3.20m) Currently used as a dressing room with a range of built in wardrobes and dressing table. Herringbone wood effect flooring. Radiator. Double glazed dual aspect windows to front and side with fitted shutters.

Family Bathroom

Fitted with a contemporary three piece Laufen suite comprising tile enclosed bath with shower over and folding glass side screen, vanity wash hand basin and wc with concealed cistern. Minoli partially tiled walls and tiled flooring. Heated towel rail. Obscure double glazed window to front.

OUTSIDE

Front Garden

Laid to lawn with central footpath to front door. External light. Laid to lawn with box hedging and mature shrub borders. Resin driveway provides off road parking x 2 cars leading to double garage. Additional resin driveway provides further parking x 2 cars.

Double Garage

19' 7" x 21' 7" (5.97m x 6.58m) Garolla Electric remote controlled doors. Gated access to rear garden. Power and light. Staircase provides access to useful eaves storage. Power and light.

Rear Garden

Professionally landscaped rear garden with large porcelain patio area. Laid to artificial lawn with raised borders with various trees/shrubs and ornate lighting. Letter box water feature with ornate lighting. Further resin patio area with aluminium luxe pergola with remote control open/close roof, ornate lighting and raised planters. Fitted outdoor kitchen area with gas barbeque and built in fridge. Gated access to driveway.

Agents Note

The owners advise there is a service charge for the property of approx £300 per annum (payable every 6 months) to include the upkeep of the communal areas and lighting.

We would advise the purchaser to check this information with their legal representative prior to exchange of contracts.

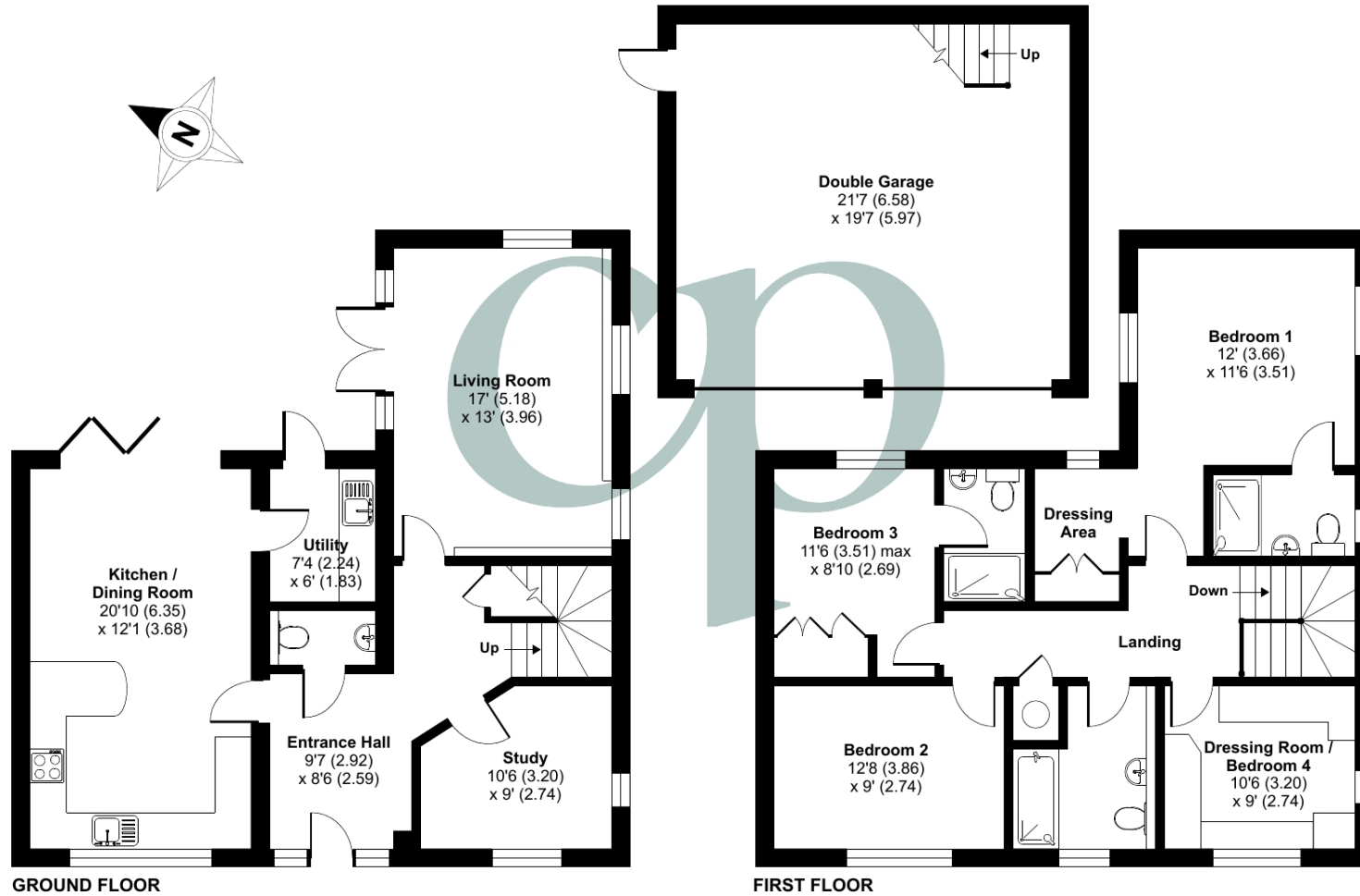
PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES.



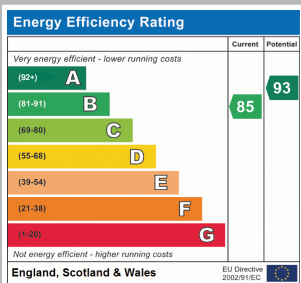


Approximate Area = 1636 sq ft / 1151.9 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Country Properties. REF: 1262104



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Viewing by appointment only

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