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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

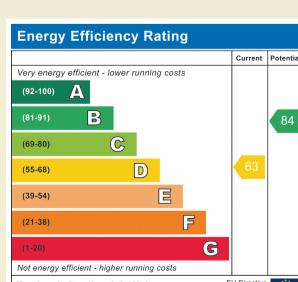


Floor Plans

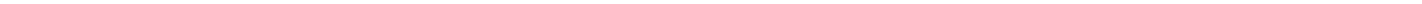
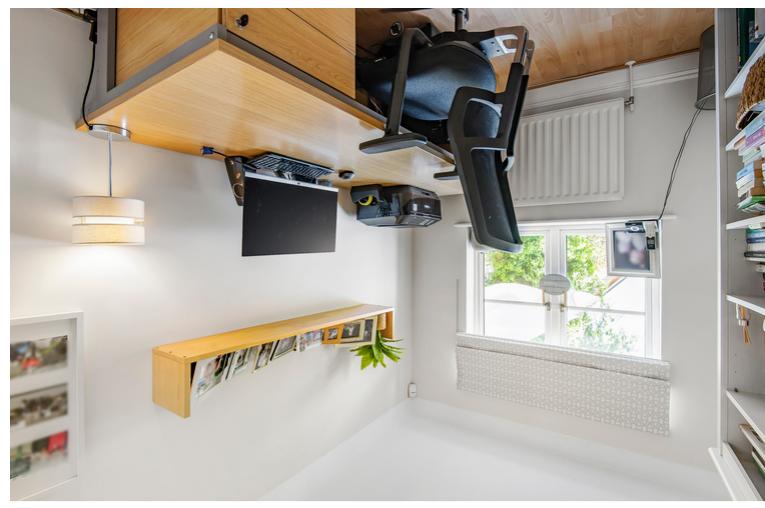


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichescom 2022.
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All measurements are approximate and quoted in metric with imperial equivalents 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.



GROUND FLOOR

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 washing machine. Space and plumbing for dishwasher. Space and plumbing for tumble dryer. Ceramic tiled flooring. Double glazed window and glazed door to rear garden. Open plan to:

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.

Bedroom 1

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

Bedroom 2

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.

Snug

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

Family Room

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

Landing

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

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Snug

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.

