



Newis Crescent

Clifton,
Bedfordshire, SG17 5HT
Offers in Excess of: £345,000

COUNTRY PROPERTIES
PART OF HUNTERS

This three bedroom semi detached home with a garage and a driveway and parking for two cars is situated in the popular village of Clifton with well regarded schooling and countryside walks on your doorstep.

- Living room with feature fireplace
- Kitchen/diner with french doors opening onto rear garden
- Re-fitted bathroom
- Southerly aspect rear garden
- Driveway to side providing off road parking for two cars
- Brick outbuilding with double glazed window and door (formerly the garage), ideal for those wishing to work from home

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Radiator. Doors into kitchen/diner and living room.

Living Room

15' 2" x 10' 2" (4.62m x 3.10m) Two double glazed windows to front. Radiator. Feature fireplace with wood surround and gas fire inset.

Kitchen/Diner

15' 2" x 11' 2" (4.62m x 3.40m) Kitchen Area: A range of wall and base units with marble effect worksurfaces and brick effect tiled splashbacks. Fitted eye level double oven. Inset gas hob with extractor hood over. Inset one & half bowl stainless steel sink with drainer and swan neck mixer tap over. Space and plumbing for dishwasher and washing machine. Understairs storage space with shelving. Double glazed stable door to the rear garden.

Dining Area: Radiator. Double glazed french doors opening onto the rear garden.

FIRST FLOOR

Landing

Access to partially boarded loft space with ladder and light (also with wall mounted gas combination boiler). Doors into all rooms.



Bedroom 1

11' 2" x 10' 1" (3.40m x 3.07m) Double glazed window to rear. Cupboard with shelving and further wardrobes to one wall. Radiator.

Bedroom 2

10' 7" x 8' 5" (3.23m x 2.57m) Double glazed window to front. Built-in wardrobes with hanging rail. Radiator.

Bedroom 3

7' 8" x 6' 6" (2.34m x 1.98m) Double glazed window to front. Radiator.

Bathroom

Re-fitted suite comprising bath with hand held shower attachment plus further wall mounted shower and glass side screen, low level flush wc with concealed cistern and vanity wash hand basin with cupboard under. Partially tiled walls and tiled flooring. Heated towel rail. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Laid to lawn with flower and shrub borders. Power point. Driveway to side providing off road parking and gated access to the rear garden.

Rear Garden

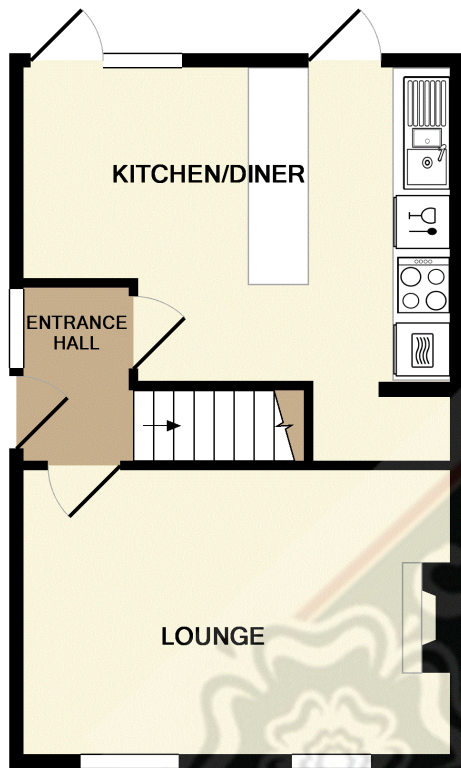
Southerly aspect rear garden laid mainly to lawn with patio area and mature flower/shrub borders. Gated access to front. Door into:

Outbuilding

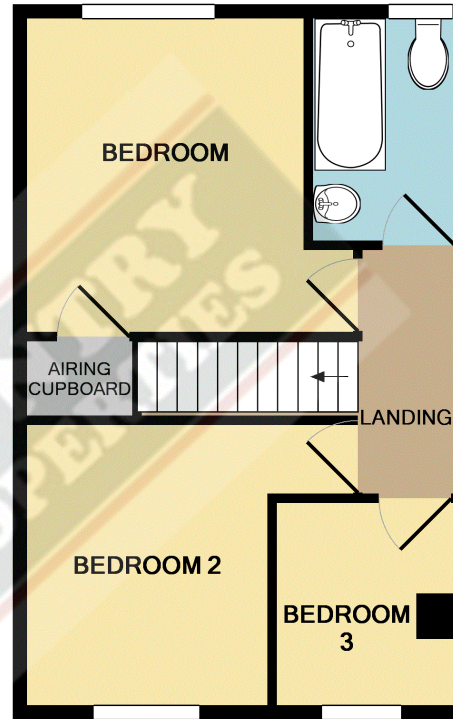
Formerly the garage with with power/light connected and double glazed window and door to front.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





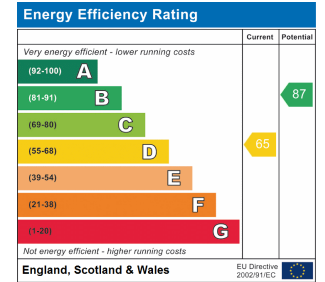
GROUND FLOOR



1ST FLOOR

NEWIS CRESCENT - CLIFTON

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing by appointment only

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