



4, The Joint

Clifton,

Bedfordshire, SG17 5RR

Offers in Region of: £440,000

country
properties

This three bedroom semi detached home with a large southerly aspect rear garden is located in a popular cul-de-sac location close to local amenities, yet close to countryside walks - offered with no chain.

- Living room opening to dining room
- Kitchen and separate utility room
- Ground floor shower room
- Main bedroom with separate cloakroom
- Large southerly aspect rear garden
- Garage/workshop and driveway providing parking for 2-3 cars
- Well regarded local schooling

GROUND FLOOR

Entrance Porch

Double glazed window to front. Radiator. Archway to:

Entrance Hall

Stairs rising to first floor. Doors into shower room, living room and kitchen.

Shower Room

Suite comprising low level wc with concealed cistern, shower cubicle and vanity wash hand basin with cupboard under. Partially tiled walls and polished tiled flooring with underfloor heating. Shaver point. Chrome heated towel rail. Obscure double glazed window to front.

Living Room

15' 7" x 10' 5" (4.75m x 3.17m) Double glazed window to front. Coal effect fire with timber surround and marble hearth. Three wall lights. Radiator. Opening to:

Dining Room

12' 8" x 9' 3" (3.86m x 2.82m) Double glazed patio doors opening onto the rear garden. Radiator. Serving hatch to kitchen.



Kitchen

13' 4" (max) x 9' 7" (max) (4.06m x 2.92m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset stainless steel sink with drainer and mixer tap over. Space for fridge. Space and plumbing for washing machine. Space for gas cooker with extractor hood over. Wall mounted gas combination boiler. Radiator. Double glazed window to side and internal double glazed window to the utility room.

Utility Room

9' 1" x 6' 10" (2.77m x 2.08m) Base units with complementary worksurface and tiled splashback. Space and plumbing for tumble dryer. Space for freezer. Double glazed window to rear. Door to side leading onto the driveway with access to the rear garden.

FIRST FLOOR

Landing

Double glazed window to rear. Access to loft space. Doors to all rooms.

Bedroom 1

16' 7" (max) x 10' 2" (max) (5.05m x 3.10m) Dual aspect with double glazed windows to front and rear. Two radiators. Fitted wardrobes with over bed storage and dressing table. Door to:

Cloakroom

Suite comprising low level wc and wash hand basin with tiled splashback. Wood effect flooring. Obscure double glazed window to rear.

Bedroom 2

13' 7" x 7' 9" (4.14m x 2.36m) Double glazed window to front. Radiator.

Bedroom 3

8' 2" x 7' 7" (2.49m x 2.31m) Double glazed window to rear. Radiator.

OUTSIDE

Front Garden

Shingled garden with flower/shrub borders and brick wall retaining wall to front. Driveway providing parking for 2-3 cars. Cold water tap.

Rear Garden

Good size southerly aspect rear garden. Paved patio area with canopy over, steps leading down to the lawn with a variety of mature flower/shrub borders. Garden pond with water feature. External lights.

Garage/Workshop

17' 7" x 11' 7" (5.36m x 3.53m) Up & over door and personal door to front. Power/light connected. Window to rear.

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

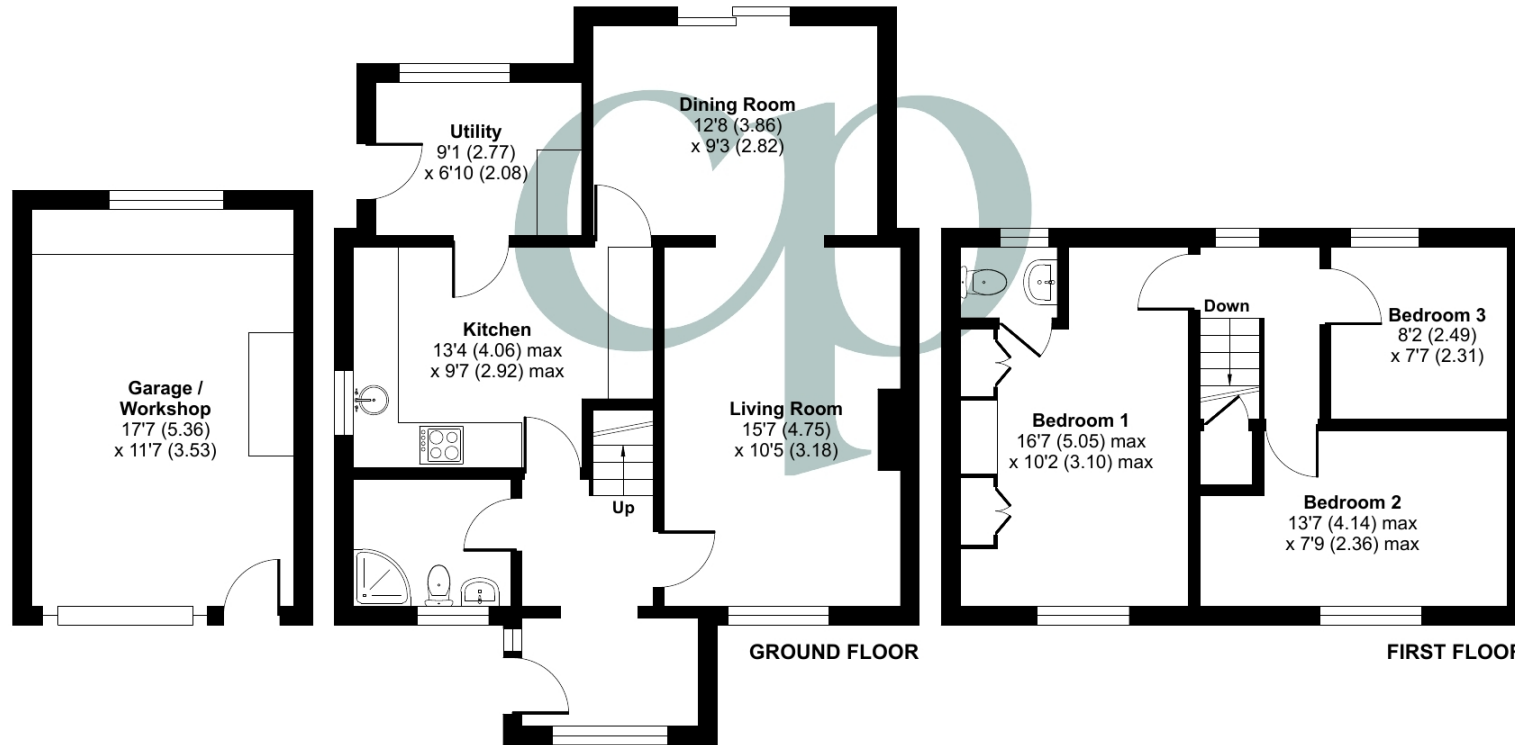




Approximate Area = 1016 sq ft / 94.4 sq m
Garage = 206 sq ft / 19.1 sq m
Total = 1222 sq ft / 113.5 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(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: 1106155

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

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

country
properties