



28, Knolls Way

Clifton,
Bedfordshire, SG17 5QZ
£475,000

COUNTRY PROPERTIES
PART OF HUNTERS

This spacious four bedroom detached home has been sympathetically extended to provide an impressive kitchen/dining/family room, located in a cul de sac location in the popular village of Clifton with only a short stroll to local amenities.

- Offered with no upward chain - just move in!
- Four bedrooms
- Spacious 21ft (max) stylish kitchen/dining room/family room with central island and bi folding doors opening onto rear garden
- Ground floor shower room and first floor bathroom
- Rear garden with views across fields
- A short stroll to village amenities, local pub, butchers, convenience store and highly regarded schooling

Shower Room

Three piece suite comprising low level wc, pedestal wash hand basin and separate shower cubicle. Heated towel rail. Obscure double glazed window to front.

Living Room

18' 6" x 13' 3" (5.64m x 4.04m) Stairs rising to first floor with under-stairs storage cupboard. Radiator. Feature stone fireplace with fire grate. Open into kitchen/dining/family room.

GROUND FLOOR

Entrance Hall

10' 4" (max) x 10' 0" (max) (3.15m x 3.05m) Wood effect flooring. Radiator. Double glazed windows to front and side. Double partially glazed doors opening into the living room and door into shower room.



Kitchen/Dining/Family Room

21' 6" x 19' 0" (max) (6.55m x 5.79m) A range of wall and base units with quartz worksurfaces and upstands. Integrated full height fridge and full height freezer. Integrated dishwasher and recycle bins. Central island with quartz worksurface providing breakfast bar, inset 5 ring gas hob with stainless steel island extractor and two wine coolers. Two eye level Neff ovens and eye level microwave. Tiled flooring with underfloor heating. Double glazed window to side and three Velux windows. Bi-folding doors opening onto the rear garden.

FIRST FLOOR

Landing

Double glazed window to side. Access to loft space. Doors into all rooms.

Bedroom 1

13' 4" x 9' 8" (4.06m x 2.95m) Double glazed window to front. Radiator.

Bedroom 2

10' 10" x 9' 11" (3.30m x 3.02m) Double glazed window to rear. Radiator.

Bedroom 3

12' 9" x 8' 3" (3.89m x 2.51m) Double glazed window to front. Radiator.

Bedroom 4

11' 6" (max) x 8' 6" (max) (3.51m x 2.59m) Double glazed window to rear. Radiator.

Family Bathroom

Re-fitted three piece suite comprising wc, pedestal wash hand basin and panel enclosed bath with shower over. Heated towel rail. Partially tiled walls and tiled floor. Obscure double glazed window to side.

OUTSIDE

Front Garden

Laid mainly to lawn with pathway to front door. Block paved driveway providing ample off road parking for 4 cars, leading to the single garage. Gated access to rear.

Single Garage

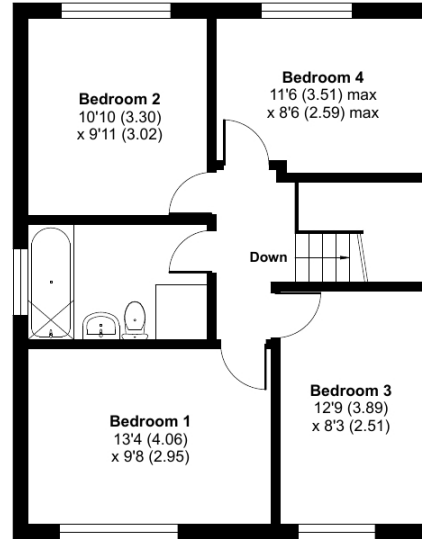
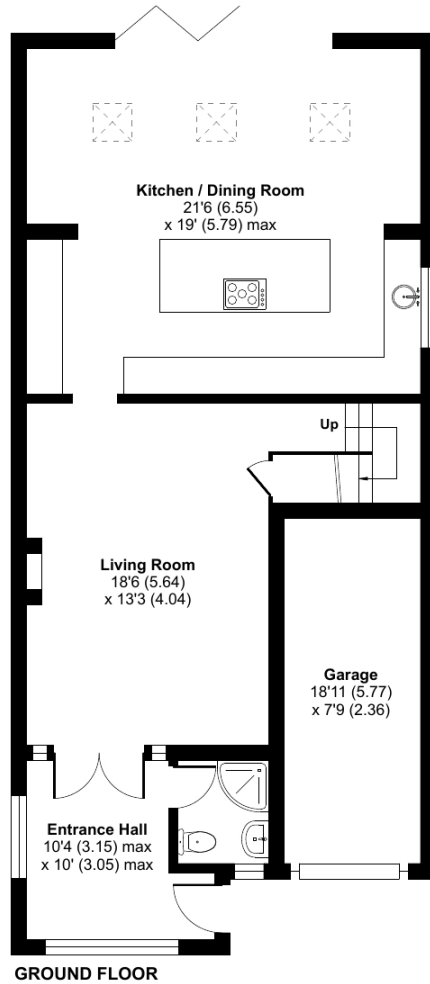
7' 9" x 18' 11" (2.36m x 5.77m) Up and over door with power/light connected.

Rear Garden

Mainly laid to lawn with paved patio and mature flower/shrub borders. Pathway providing gated access to the front.

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





Approximate Area = 1452 sq ft / 134.8 sq m
Garage = 142 sq ft / 13.2 sq m
Total = 1594 sq ft / 148 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		
(55-68)	D	67	76
(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 2023. Produced for Country Properties. REF: 1056864



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

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