

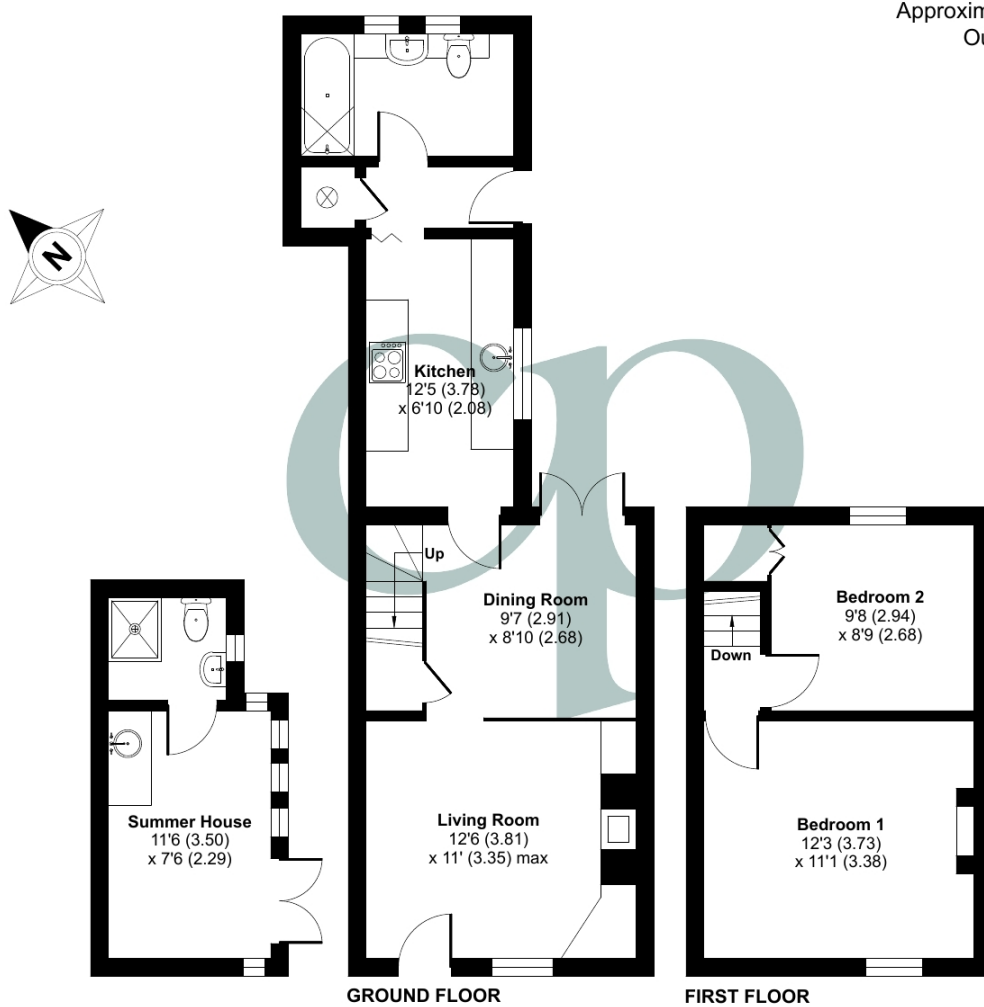


5, New Road
Clifton, Sheffield,
Bedfordshire, SG17 5JH
O.I.E.O £300,000

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Approximate Area = 685 sq ft / 63.6 sq m
Outbuilding = 115 sq ft / 10.6 sq m
Total = 800 sq ft / 74.2 sq m
For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(88+)	A	83
(81-91)	B	
(69-80)	C	54
(55-68)	D	
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Country Properties. REF: 1257384

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

Viewing by appointment only

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

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This well presented 2 bedroom character cottage is located in the popular village of Clifton close to highly regarded schooling and village amenities. The property boasts a large rear garden and is a short drive to Arlesey Train Station providing direct links into the city.

- Sought after village location
- Two double bedrooms
- Downstairs bathroom
- Large private rear garden
- Summer house / home office in rear garden - perfect for working from home
- As short stroll to village amenities, local pub butchers, convenience store and community centre

Ground Floor

Living Room

12' 6" x 11' 0" (3.81m x 3.35m) Double glazed window to front aspect. Feature fireplace with brick surround and open fire. Radiator. Opening into

Dining Area

9' 7" x 8' 10" (2.92m x 2.69m) Double glazed French doors to rear. Quarry tiled floor. Radiator. Exposed beams. Under stair storage cupboard. Stairs leading to first floor.

Kitchen

12' 5" x 6' 10" (3.78m x 2.08m) Double glazed window to side aspect. A range of wall and base units with solid wood worksurfaces over and tiled splashbacks. One and half bowl Butler style sink and drainer. Electric oven, 4 ring gas hob with concealed extractor over. Space for fridge freezer. Space and plumbing for washing machine. Space and plumbing for dishwasher. Boiler. Radiator. Sliding door into

Rear Lobby

Part glazed door door to side access of property. Quarry tiled floor. Storage cupboard. Door leading to:



Bathroom

Two double glazed windows to rear. Three piece suite comprising 'P' shaped Jacuzzi bath with mixer taps and electric power shower over. Wash hand basin with vanity under, wc. Fully tiled walls. Radiator.

First Floor

Bedroom 1

12' 3" x 11' 1" (3.73m x 3.38m) Double glazed window to front aspect. Fitted wardrobes. Feature fireplace with wooden surround and marble effect hearth. Radiator.

Bedroom 2

9' 8" x 8' 9" (2.95m x 2.67m) Double glazed window to rear. Storage cupboard. Loft access. Radiator.

Outside

Rear Garden

Private rear garden with various mature trees and shrubs. Paved seating area to nearside of house. Mainly laid to lawn with stepping stones leading to Summerhouse/home office. Further patio area and BBQ area. Pathway leading to gated access to front.

Summerhouse/Storage

11' 6" x 7' 6" (3.51m x 2.29m) Wooden construction with glazed windows, French doors opening onto rear garden. Kitchenette with stainless steel sink and drainer. Door into shower room fitted with wash hand basin, wc and shower cubicle. Personal door from garden to access storage area. Decked seating area to rear.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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

