



14, Meeks Croft

Clifton,
Bedfordshire, SG17 5GW
£335,000

COUNTRY
properties

This stunning two double bedroom home with allocated parking is located on a small development in the highly sought after village of Clifton within walking distance of local amenities, traditional pubs and highly regarded

schooling

in good home condition – just move straight in!

- Stylish fitted kitchen
- Living room with double doors opening onto the rear garden
- Ground floor cloakroom
- Master bedroom with en-suite shower room
- Short drive to Arlesey station for rail links into London

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Wood effect herringbone flooring with underfloor heating. Radiator. Door to cloakroom. Opening into:

Cloakroom

Suite comprising wash hand basin and low level wc with concealed cistern. Tiled walls and wood effect flooring with underfloor heating. Obscure double glazed window to front.

Kitchen

A range of wall and base units with quartz worksurfaces and upstands with tiled splashbacks. Fitted electric oven and gas hob with stainless steel splashback and extractor hood over. Inset sink with swan neck mixer tap over. Space for fridge/freezer. Space and plumbing for washing machine. Cupboard housing wall mounted gas boiler. Wood effect flooring with underfloor heating. Double glazed window to front.

Living/Dining Room

Double glazed french doors with sidelights opening onto the rear garden. Radiator. Wood effect flooring. Wood effect herringbone flooring with underfloor heating.

FIRST FLOOR

Landing

Access to loft space, with light. Radiator. Wood effect herringbone flooring. Radiator. Doors to all rooms.

Bedroom 1

Double glazed window to rear. Wood effect herringbone flooring. Radiator. Door into:



En-Suite Shower Room

Three piece suite comprising shower cubicle, low level wc with concealed cistern and wall mounted wash hand basin. Partially tiled walls and wood effect flooring. Extractor fan. Heated towel rail.

Bedroom 2

Two double glazed windows to front. Fitted wardrobes with sliding doors and motion sensor lighting. Radiator. Wood effect herringbone flooring.

Bathroom

Three piece suite comprising panel enclosed bath with shower attachment and glass side screen, low level wc with concealed cistern and wall mounted wash hand basin. Extractor fan. Partially tiled walls and wood effect flooring. Shaver point.

OUTSIDE

Front Garden

Laid to slate with mature planting and footpath to front door. External light.

Rear Garden

Decked patio area leading to the lawn with shrub borders. External light. Pathway to rear with timber garden shed and gated access to rear.

Parking

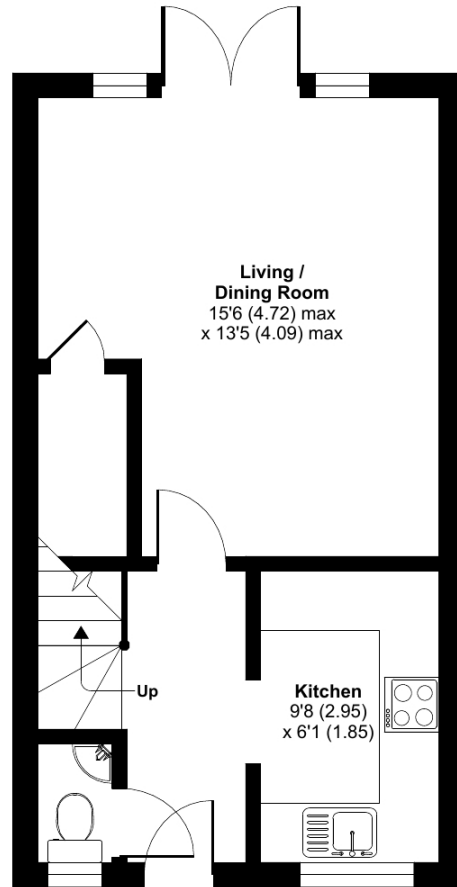
Allocated parking for one car to the front and further allocated parking space to the rear.

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

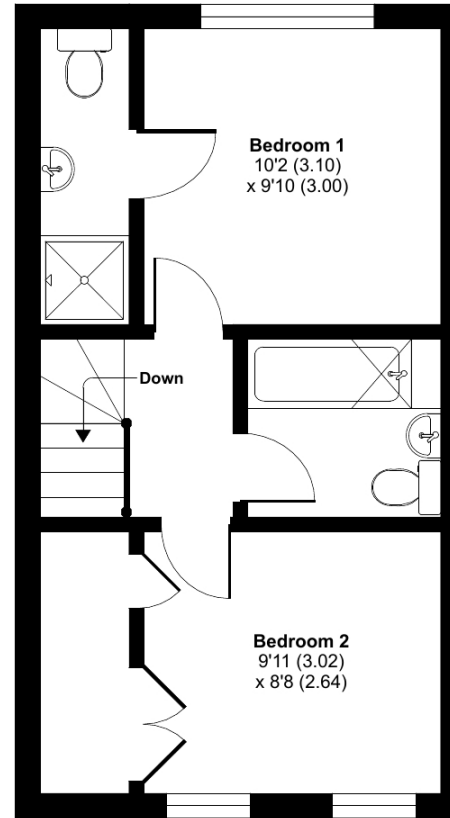


Approximate Area = 698 sq ft 64.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B		
(69-80)	C	83	
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1074197

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

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