



24 Rookery Walk, Clifton, Shefford, Bedfordshire. SG17 5HW

| Satchells



## 4 Bedroom End of Terrace House Guide Price £395,000 Freehold

*Nestled in the picturesque village of Clifton, this stunning four-bedroom property boasts a modern interior, garage, parking and private garden. Positioned on a spacious plot, this exceptional home is not to be missed!*

- Four bedrooms
- Substantial corner plot
- Close to local schooling
- Garage & parking
- Generous front & rear gardens
- Motivated sellers
- Modernised throughout
- Downstairs bedroom & bathroom
- Close to Samuel Whitbread School
- EPC rating C. Council tax band C



## Ground Floor

### Lounge:

Abt. 13' 10" x 13' 4" (4.22m x 4.06m) Laid with wood effect flooring with feature fireplace and shutter blinds. Window to front aspect. Glass panelled doors opening in to:

### Kitchen/Dining:

Abt. 25' 1" x 8' 4" (7.65m x 2.54m) Range of fitted wall and base units with and complimenting worksurfaces. Integrated appliances include a dishwasher, oven and electric hob. Sink and drainer. Under counter space for washing machine. Space for fridge/freezer. Dining area to accommodate a table and chairs. Leads to:

### Conservatory:

Abt. 9' 9" x 6' 3" (2.97m x 1.91m) Brick base structure with UPVC windows Access to garden. Underfloor heating.

### Bedroom Four/Office:

Abt. 12' 9" x 11' 4" (3.89m x 3.45m) Bedroom or home office with fitted wardrobes and large window overlooking front of property. Fitted shutter blinds. Door to hallway.

## First Floor

### Bedroom One:

Abt. 10' 11" x 9' 10" (3.33m x 3.00m) Spacious room with shutter blinds and ample room for free standing storage.

### Bedroom Two:

Abt. 11' 8" x 9' 11" (3.56m x 3.02m) Double bedroom currently used as a home office. Overlooking rear garden and shutter blinds fitted.

### Bedroom Three:

Abt. 8' 1" x 6' 4" (2.46m x 1.93m) Single room with space for free standing wardrobes. Shutter blinds fitted.



### Family Bathroom:

Panelled bath with shower overhead, low level flush WC and wash hand basin.

### Outside

#### Rear Garden:

Laid mostly to lawn with patio seating area and rear access to garage and parking.

## Additional Information

### About the Area:

Clifton village was voted Bedfordshire Village of the Year in 2003, 2005 and 2009. It is today largely residential, but in the past, it was a centre for straw plaiting. Facilities in Clifton include a lower school, butcher, Post Office/village store and two public houses (The Golden Lion and The Admiral). There is also an Indian restaurant, garage, petrol station and a hairdresser. There is a small group of businesses located in converted farm buildings at Clifton Bury farm. At the northern edge of the village is Clifton Cricket Club. Football is played at the Recreation Ground. The Community Centre, with its large car park, is located at the Northern end of the Recreation Ground. All Saints' Church Hall is situated in Stanford Lane. There is also a duckpond in the centre of the village. The village is five minutes' drive from a train station with easy access to London and Peterborough

### Agents Note:

Draft particulars yet to be approved by vendor and may be subject to change.

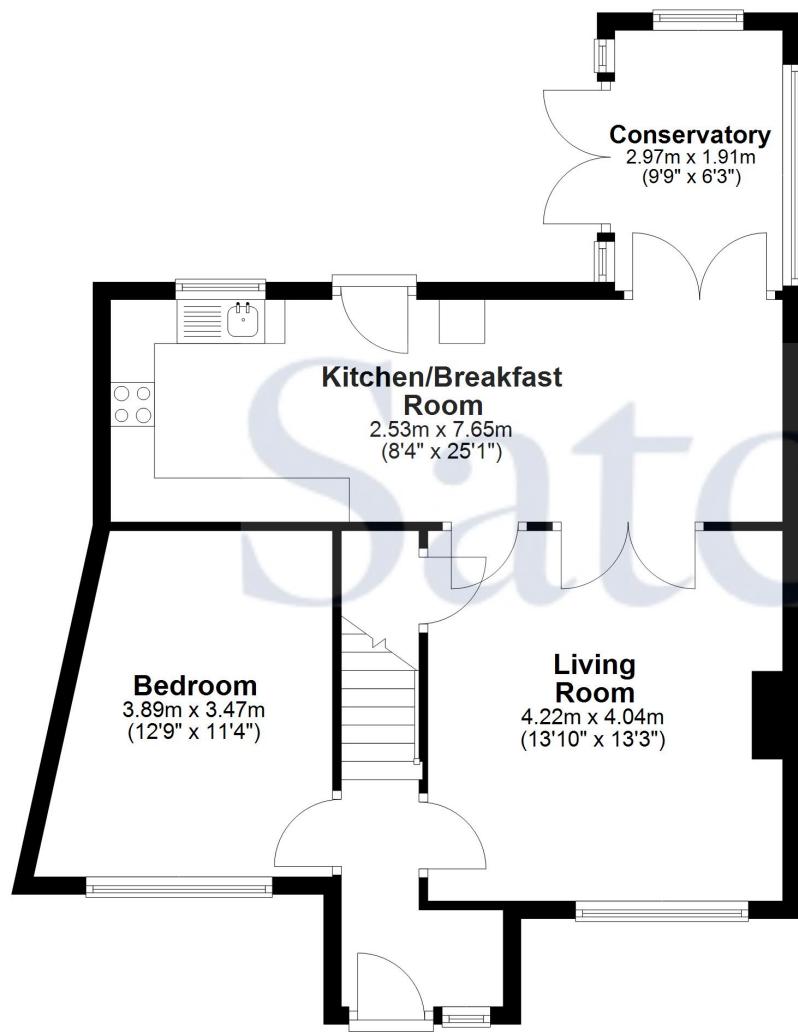
### Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

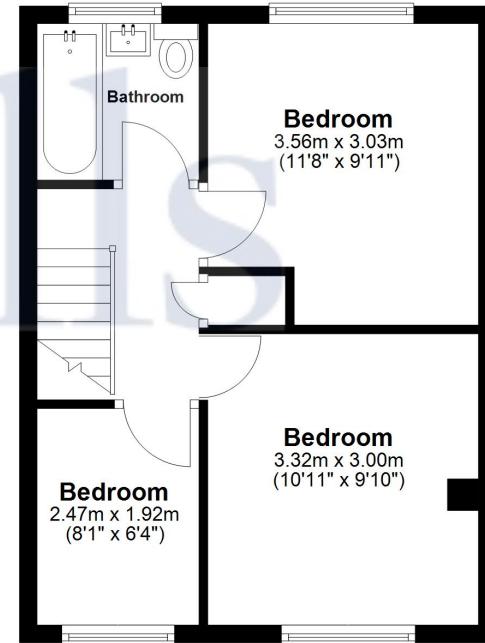
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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## Ground Floor



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.

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