



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







## 3 Bedroom End of Terrace House

### Guide Price £385,000 Freehold

We are proud to present to the market this stunning three-bedroom end of terraced property in the village of Clifton. This property sits in a quiet and secluded road and comes with modern, open plan features including a large conservatory and 22ft lounge/diner.

- Three bedroom end of terrace
- vendors have found a property with no chain!
- Popular village location
- 22ft lounge/diner
- South-west facing garden
- Downstairs shower room
- Potential to extend
- Conservatory
- EPC rating D. Council tax band C

## **Ground Floor:**

### **Entrance Hallway:**

Wood flooring with stairs leading to first floor and entrance to main living area. Radiator. Storage cupboard.

### **Lounge/Dining Room:**

Abt. 22' 8" x 13' 2" (6.91m x 4.01m) Wood flooring throughout in a dual aspect living space with radiator and fitted blinds. Entrance to kitchen and snug. Under stairs storage.

### **Kitchen/Breakfast Room:**

Abt. 17' 1" x 7' 2" (5.21m x 2.18m) Tiled flooring. Fitted marble worktops with oven and grill. Induction hob with extractor. Stainless steel sink basin.

### **Conservatory:**

Abt. 12' 1" x 11' 4" (3.68m x 3.45m) Tiled flooring. Brick base with glass all around. TV point. Radiator. Access to garden.

### **Study/Playroom:**

Abt. 11' 6" x 6' 5" (3.51m x 1.96m) Wooden flooring. Access to garden. Door into shower room.

### **Shower Room:**

Abt. 6' 0" x 5' 5" (1.83m x 1.65m) Corner shower with sliding door, low level flush WC and sink basin. Feature tiling on walls.

## **First Floor:**

### **Master Bedroom:**

Abt. 9' 6" x 13' 3" (2.90m x 4.04m) Wooden flooring. Radiator. Alcove for wardrobes.

### **Bedroom Two:**

Abt. 9' 4" x 8' 4" (2.84m x 2.54m) Wooden flooring. Radiator. Feature wallpapered wall. Fitted blinds.

### **Bedroom Three:**

Abt. 7' 8" x 8' 6" (2.34m x 2.59m) Wooden flooring. Radiator. Feature wall.

### **Family Bathroom:**

Three piece suite comprising bath tub, low level flush WC and sink basin.



## **Outside:**

### **Rear Garden:**

Mainly laid to lawn with additional parking. Parking and garage to rear. Side access to front.

### **Front Garden:**

Communal walkway to property. Low hanging gate. Lawn area.

## **Additional Information:**

### **Agents Note:**

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





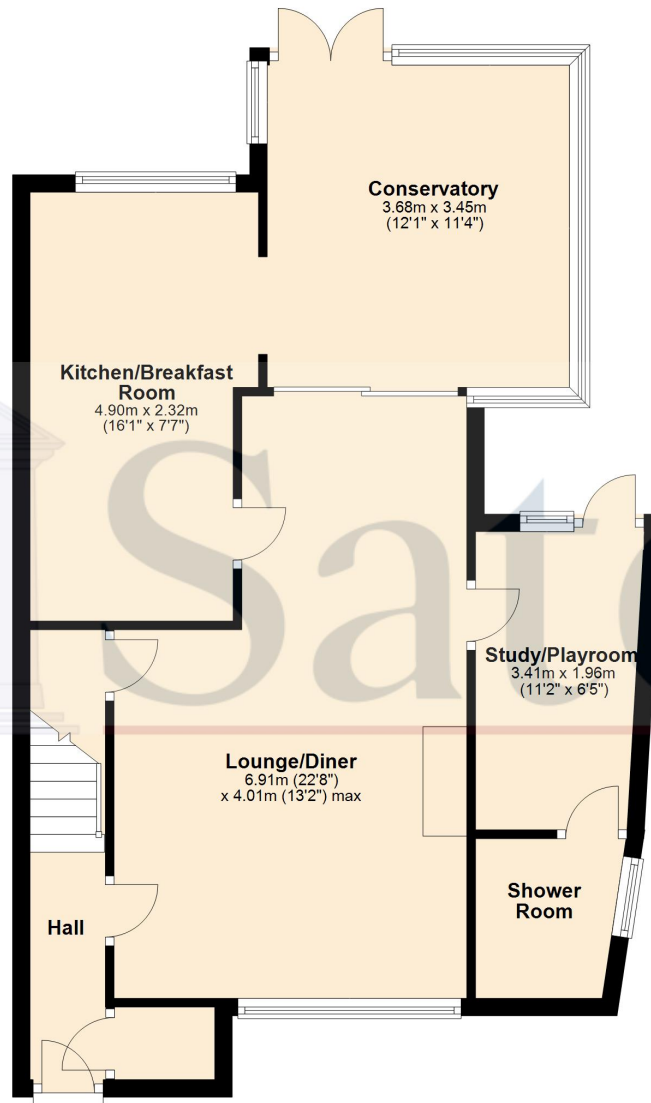


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

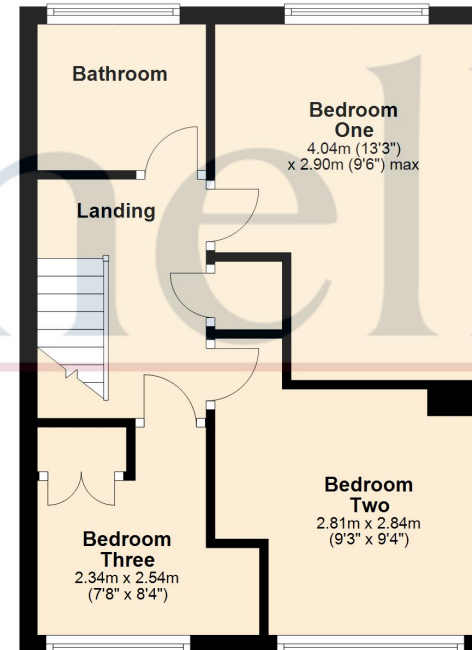




## Ground Floor



## 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.