



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

| Satchells



4 Bedroom End of Terrace House

Guide Price £395,000 Freehold

Nestled in the delightful village of Clifton, is this lovely four-bedroom end-terrace property sitting on a substantial plot which comes modernised throughout including parking and a garage. This property is a must view!

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

Ground Floor

Kitchen/Dining:

Abt. 25' 1" x 8' 4" (7.65m x 2.54m) Range of fitted worktops and matching cupboards with integral appliances and dining area large enough for table and chairs. Leads onto:

Lounge:

Abt. 13' 10" x 13' 4" (4.22m x 4.06m) Laid with wood effect flooring with feature fireplace and shutter blinds. Glass doors opening upto:

Conservatory:

Abt. 9' 9" x 6' 3" (2.97m x 1.91m) Brick base structure with UPVC windows surrounding and access to garden. Please note there is also underfloor heating.

First Floor

Principal Bedroom:

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) Used as a home office with vast amount of desk space. 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.

Bedroom Four:

Abt. 12' 9" x 11' 4" (3.89m x 3.45m) Downstairs bedroom with fitted wardrobes and large window overlooking front of property with shutter blinds.

Family Bathroom:

Fitted bath-tub with shower attached, low level flush WC and wash hand basin.

Outside**Front Garden:**

Laid to lawn with fence borders.

Rear Garden:

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

Agents Note:

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

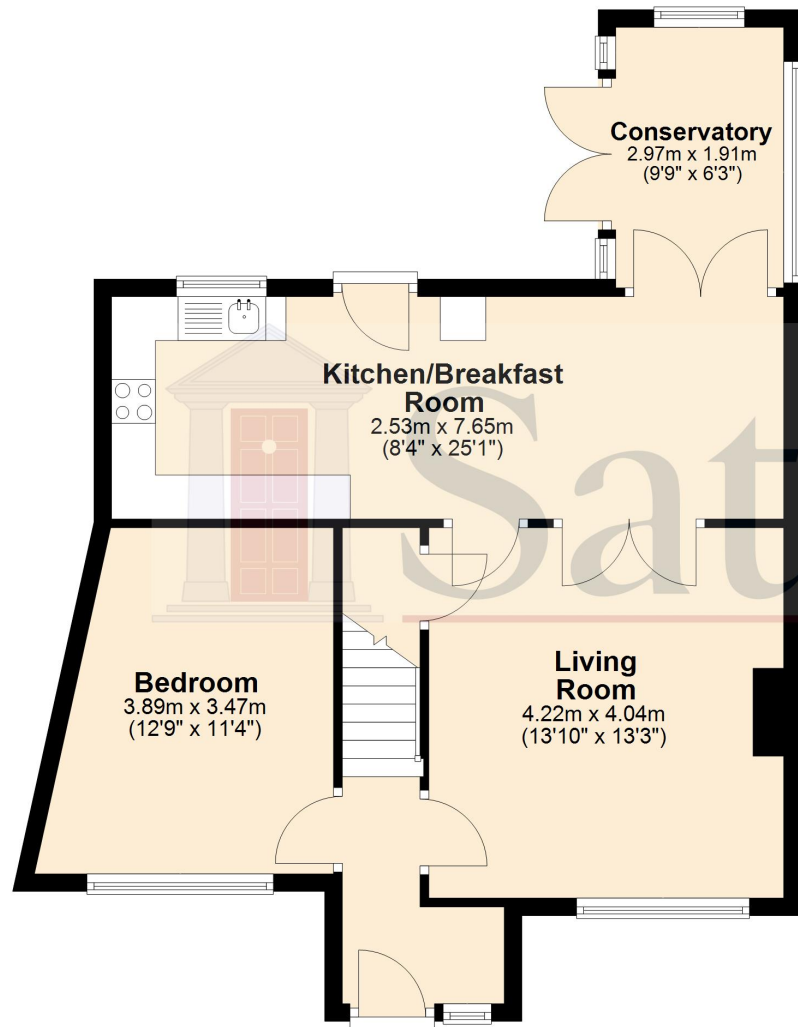




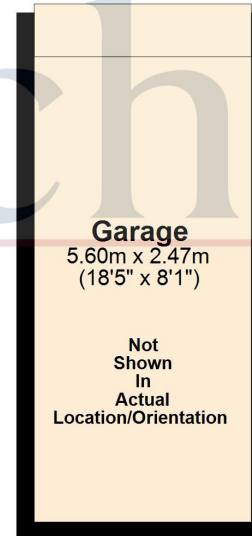
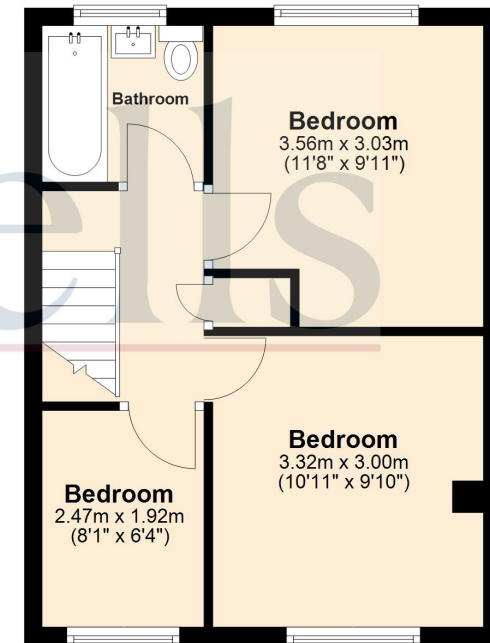
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Ground Floor



First Floor



For illustration 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.