



7, Fairfax Close

Clifton,
Bedfordshire, SG17 5RH
Offers in Excess of: £625,000

COUNTRY PROPERTIES
PART OF HUNTERS

This 4 bedroom detached family home boasting a large sunny south facing rear garden offers lots of potential to extend or adapt the current layout. Set in a no through road location of similar homes and within walking distance of the convenience store and well regarded schools.

- Offered with no upward chain
- Large 21ft double glazed conservatory
- Single garage with large storage room to the rear
- Popular family friendly location
- Spacious 22ft living room with wood burning stove
- Master bedroom with fitted wardrobes and en-suite shower room
- Private enclosed sunny south facing rear garden



GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Double glazed window to front. Radiator. Doors into kitchen/diner, living room and shower room.

Shower Room

Suite comprising low level flush wc, vanity wash hand basin and shower cubicle. Partially tiled walls and tiled flooring. Radiator. Obscure double glazed window to side.

Living Room

22' 9" x 12' 0" (6.93m x 3.66m) Inset wood burning stove. Radiator. Double glazed window and french doors with sidelight, opening into the conservatory.

Conservatory

21' 11" x 10' 10" (6.68m x 3.30m) UPVc double glazed construction on brick base with french doors opening onto the rear garden. Fitted roof and window blinds. Ceramic tiled flooring. Radiator. Four wall lights.

Kitchen/Dining Room

19' 4" (max) x 13' 4" (max) (5.89m x 4.06m) L shaped room. A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset one & half bowl sink with drainer and swan neck mixer tap over. Space for gas range cooker with stainless steel extractor hood over. Space for fridge /freezer. Integrated Bosch dishwasher. Tiled flooring. Radiator. Door to utility room. Multi pane door opening to study/family room.

Study/Family Room

12' 3" x 10' 11" (3.73m x 3.33m) Double glazed french doors with sidelights opening onto the rear garden. Parquet flooring.

Utility Room

Space and plumbing for washing machine. Space for tumble dryer. Door to side passage with cold water tap and access to both the front and rear gardens. Door into garage and storage room.



FIRST FLOOR

Landing

Double glazed window to front. Radiator. Airing cupboard housing wall mounted gas boiler and hot water cylinder with shelving. Doors into all rooms.

Bedroom 1

21' 1"(max) x 12' 2" (max) (6.43m x 3.71m) Dual aspect with double glazed window to rear and two double glazed windows to side. Radiator. Built-in wardrobes. Door into:

En Suite Shower Room

Suite comprising shower cubicle, low level flush wc and vanity wash hand basin. Chrome heated towel rail. Partially tiled walls. Extractor fan. Obscure double glazed window to side.

Bedroom 2

12' 10" x 12' 1" (3.91m x 3.68m) Double glazed window to rear. Radiator. Built-in wardrobes and dressing table.



Bedroom 3

14' 0" x 9' 11" (4.27m x 3.02m) Double glazed windows to front and side. Radiator.

Bedroom 4

9' 11" x 9' 2" (3.02m x 2.79m) Double glazed window to rear. Radiator.

Family Bathroom

Suite comprising panel enclosed bath with mains shower over and folding glass side screen, vanity wash hand basin and low level flush wc. Victorian style radiator with heated towel. Double glazed window to side.

OUTSIDE

Front Garden

Large paved driveway providing off road parking for several cars. Lawn area with flower/shrub borders and brick retaining wall to front. External light. Door to side passage providing access to the rear.

Rear Garden

Laid mainly to lawn with paved patio area and mature trees and shrub borders. Stepping stone pathway to the rear. Service lights.

Store

9' 11" x 9' 0" (3.02m x 2.74m) Double glazed window to rear. Base units with worksurface over.

Garage

18' 1" x 9' 9" (5.51m x 2.97m) Up & over door with power/light connected. Personal door to utility room.

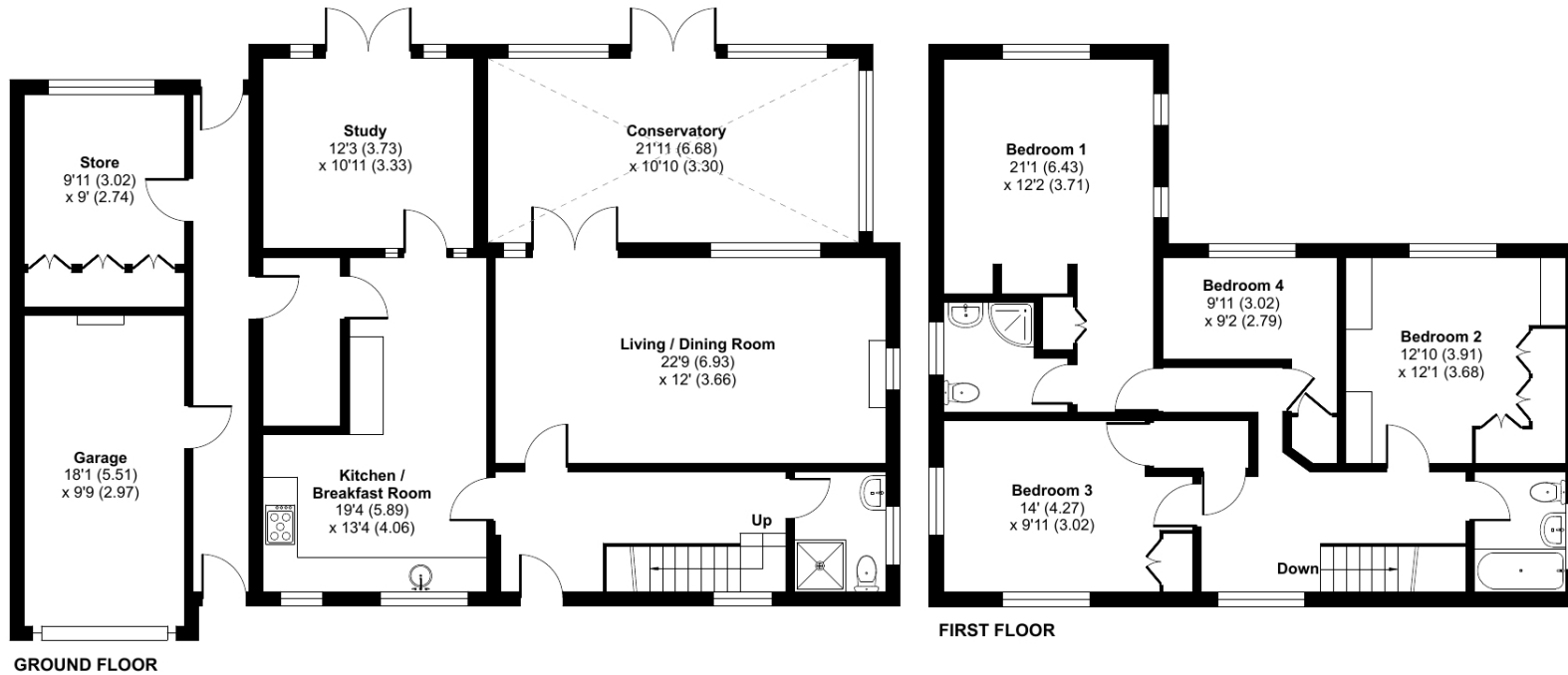
AGENTS NOTE:

The property has had the benefit of solar panels with feed in tariff for around 14 years. Payments are payable to any owner. Further details are available from the owner on request. We advise any buyer to check this information with their legal representative prior to exchange of contracts.

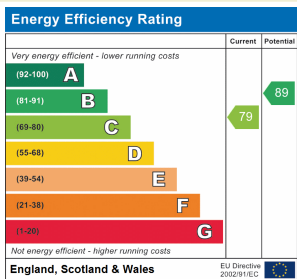




Approximate Area = 2194 sq ft / 203.9 sq m
 Garage = 169 sq ft / 15.7 sq m
 Total = 2363 sq ft / 219.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 985847



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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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