



Plot 3, Clifton House Church Street, Clifton, Bedfordshire. SG17 5ET



Satchells



5 Bedroom Detached House

£1,350,000 Freehold

This contemporary five bedroom, three bathroom residence is a true embodiment of comfort and practicality, designed to cater to the needs of modern families. Upon entering, you are greeted by a welcoming entrance that leads seamlessly into a bright and spacious kitchen/diner, complete with a utility room. The kitchen boasts bi-fold doors that open up to the enclosed rear garden, creating a perfect blend of indoor and outdoor living.

- Five double bedrooms
- Under floor heating to ground floor
- Double garage with EV charging and electric doors
- En-suites to multiple rooms
- Staircase with glass balustrade and oak handrails
- Parking for four cars
- Utility and downstairs cloakroom
- Gardens to side and rear
- High quality kitchens with granite worktops
- Awaiting EPC. Awaiting council tax band

Ground Floor:**Entrance:**

The welcoming entrance hallway features a glazed staircase leading to the first floor. The property benefits from energy-efficient underfloor heating powered by a ground source heat pump.

Kitchen/Family Room:

Abt. 26' 5" x 17' 7" (8.05m x 5.36m) This modern and stylish kitchen boasts a large picture window at the side, bi fold doors to the rear filling the space with an abundance of natural light. The kitchen contrasts sleek, handle less units with elegant quartz work surfaces and upstands. Centre island with fitted appliances include a Smeg electric oven, Smeg induction hob, Smeg combination microwave oven, and a Neff fridge/freezer and dishwasher. Additional features include Matt handle less cabinetry, LED downlighters, under-cabinet lighting, and a convenient Quooker hot water tap.

Lounge:

Abt. 17' 9" x 14' 7" (5.41m x 4.45m) This spacious living room is bright and airy, featuring expansive bi fold doors overlooking the garden at the rear. Warmed by under floor heating, relax, unwind listen to the music via the Sonos surround sound system.

Dining Room One:

Abt. 14' 7" x 11' 4" (4.45m x 3.45m) Bifold doors to the side and window to rear overlooking the garden, warmed by under floor heating. Sonos surround sound system

Dining Room Two:

Abt. 14' 7" x 10' 4" (4.45m x 3.15m) Double glazed window to rear. warmed by under floor heating. Sonos surround sound system

Snug/Study:

Abt. 14' 7" x 10' 4" (4.45m x 3.15m) Double glazed window to front. warmed by under floor heating. Sonos surround sound system.

Utility Room:

Abt. 13' 11" x 7' 11" (4.24m x 2.41m) Double glazed window, fitted washing machine, tumble dryer, sink unit, warmed by under floor heating.

Cloakroom:

Double glazed window to the side. Suite comprising low flush WC and pedestal wash hand basin warmed by under floor heating.

First Floor:**Landing:**

High level double glazed window throwing an abundance of light. Cupboard housing the hot water tank for added convenience

Principal Bedroom:

Abt. 17' 0" x 15' 7" (5.18m x 4.75m) A generous double bedroom with an en-suite bathroom, providing a serene private space. Double glazed window.

Bedroom Two:

Abt. 12' 4" x 11' 5" (3.76m x 3.48m) Another double bedroom with en-suite bathroom, offering comfort and privacy. Double glazed window.

Bedroom Three:

Abt. 12' 11" x 12' 3" (3.94m x 3.73m) A third double bedroom, double glazed window. Radiator.

Bedroom Four:

Abt. 14' 2" x 8' 8" (4.32m x 2.64m) Double glazed window. Radiator,

Bedroom Five:

Abt. 12' 8" x 9' 1" (3.86m x 2.77m) Double glazed window. Radiator.

Bathroom:

A luxurious family bathroom equipped with a window, beautifully tiled, featuring a panelled bath with a shower overhead, a heated towel rail, a WC, and a pedestal wash hand basin.

Outside:**Front Garden and Parking:**

The property is set back from the road with a sweeping front garden primarily laid to lawn. It offers parking for four cars and includes a car charging point.

Detached double garage with power and light.

Rear Garden:

An extensive side and rear garden, predominantly laid to lawn, features a lovely patio across the full width of the property, complemented by a pathway leading access at the rear.

Additional Information:**Agents Note:**

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

About the Area:

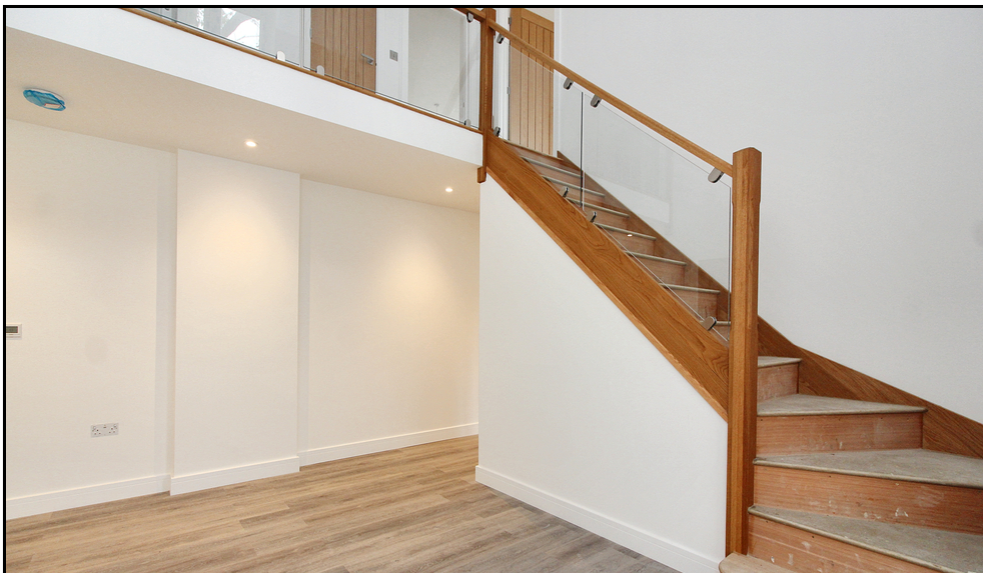
Clifton's charm and appeal are rooted in its blend of rural tranquility and vibrant community spirit. Nestled in the heart of Bedfordshire, this village offers residents and visitors alike a chance to experience serene landscapes, lush green spaces, and a close-knit community atmosphere. With its quaint cottages, local shops, and welcoming pubs, Clifton embodies the quintessential English village experience.

The village's commitment to maintaining its picturesque environment and community initiatives has earned it numerous accolades, solidifying its reputation as a desirable place to live and visit. Residents benefit from a range of amenities and activities, from community events to outdoor pursuits, making it an ideal setting for families and individuals alike.

Whether you're exploring the surrounding countryside, participating in local festivals, or simply enjoying the delightful community vibe, Clifton stands out as a perfect example of village life at its best, blending heritage and a sense of belonging with the beauty of nature.

The area is indeed a great choice for commuters, thanks to its excellent transport connections. With the nearby village of Arlesey providing a train station, residents can enjoy convenient access to London in approximately 40 minutes. This efficient travel time makes it easy for professionals to reach their workplaces in the city while enjoying the benefits of suburban living. Additionally, the surrounding road network further enhances accessibility, catering to those who prefer to drive. Overall, the combination of reliable transport options and a pleasant residential environment makes this area an appealing option for many commuters.





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.



