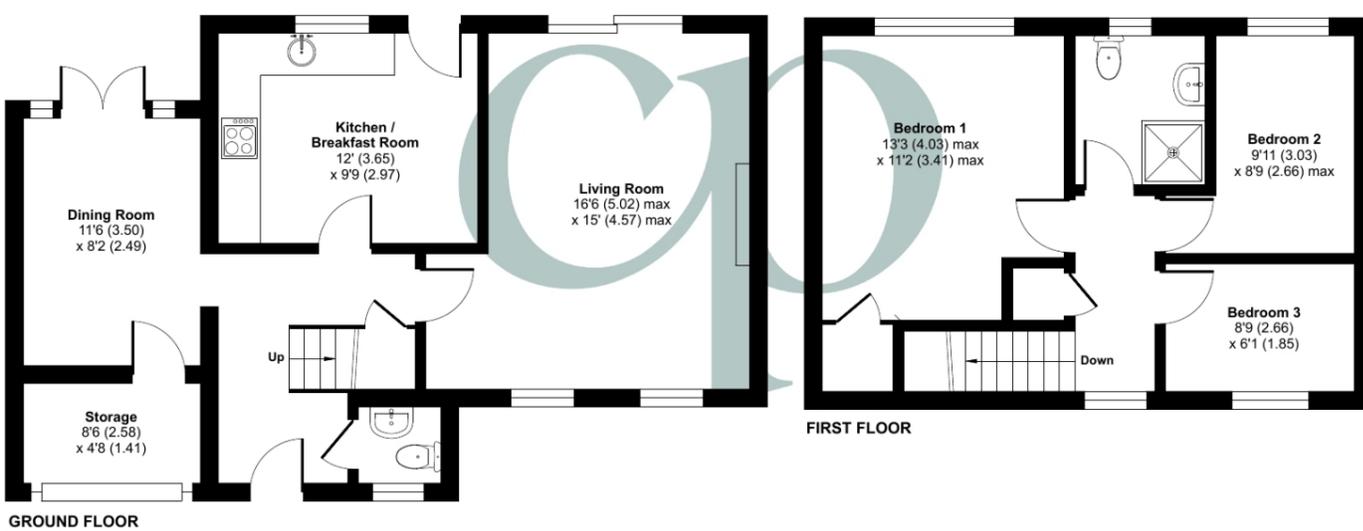




Approximate Area = 961 sq ft / 89.2 sq m  
Storage = 38 sq ft / 3.5 sq m  
Total = 999 sq ft / 92.7 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Country Properties. REF: 1299646

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

Country Properties | 46-48, High Street | SG17 5DG  
T: 01462 811822 | E: shefford@country-properties.co.uk  
www.country-properties.co.uk

Set in a small quiet cul de sac location in the sought after village of Clifton this light and airy 3 bedroom detached home is offered with no upward chain.

- No Upward chain
- Paved driveway provides off road parking for 2 cars
- Well maintained gardens with a variety of flowers and shrubs
- Bedroom 1 with built in storage
- Just a short walk to Tesco Express and Post Office
- Beautiful countryside walks nearby
- This property has a homely warm feeling with lots of natural light
- A short stroll to village amenities including public house, Tesco Express, post office, butchers, Community Centre and highly regarded schooling

## Ground Floor

### Entrance Hall

Wood effect flooring. Stairs raising to first floor with under stairs storage cupboard. Radiator. Doors to cloakroom, kitchen, dining room and living room.

### Cloakroom

Low level wc, wash hand basin with tiled splashback. Obscure double glazed window to front. Electric storage heater.

### Living Room

16' 6" x 15' 0" (5.03m x 4.57m) Two double glazed windows to front. Double glazed patio doors onto rear garden. Two radiators. Coal effect electric fire with brick surround, timber mantle and stone hearth.

### Kitchen

12' 0" x 9' 9" (3.66m x 2.97m) A range of wall and base units with roll edge worksurfaces over. One and a half stainless steel sink and drainer unit with swan neck mixer tap over. Space for slimline dishwasher. Space and plumbing for washing machine. Space for electric cooker. Space for fridge freezer. Tiled splashbacks. Wall mounted gas boiler. Double glazed window to rear. Double glazed door onto rear garden.



### Dining Room

11' 6" x 8' 2" (3.51m x 2.49m) Wood effect flooring. Radiator. Double glazed double doors with winged windows to rear garden. Velux window. Two wall lights. Service door into storage.

## First Floor

### Landing

Double glazed window to front. Airing cupboard housing hot water tank and shelving. Loft access to part boarded loft with ladder. Doors leading to all rooms

### Bedroom 1

13' 3" x 11' 2" (4.04m x 3.40m) Double glazed window to rear. Radiator. Built in wardrobe with hanging rail and shelving.

### Bedroom 2

9' 11" x 8' 9" (3.02m x 2.67m) Double glazed window to rear. Radiator.

### Bedroom 3

8' 9" x 6' 1" (2.67m x 1.85m) Double glazed window to front. Radiator.

### Shower Room

Suite comprising wc, vanity wash hand basin. Shower cubicle. Fully tiled walls. Chrome heated towel rail. Obscure double glazed window to rear.

## Outside

### Front Garden

Paved driveway provides off road parking for 2 cars. Laid to lawn with well stocked flower and shrub borders, potential to create further parking (subject to any necessary consents).

### Rear Garden

Mainly laid to lawn with well stocked variety of flower and shrub borders. Paved patio area. Water tap. Gated access to front.

### Storage

8' 6" x 4' 8" (2.59m x 1.42m) Front third of the garage has an up and over door providing storage, fitted with light.

### Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

