



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





3 Bedroom Semi-Detached House Offers in Excess of £335,000 Freehold

Tucked away in a serene location, this charming three-bedroom house boasts two delightful gardens, offering a tranquil retreat. With light and airy interiors, including two reception rooms, it provides ample space for relaxation and entertaining. The modern kitchen is well equipped, while the cozy bedrooms offer peace and quiet. This house provides a perfect blend of comfort and tranquility and an early viewing is recommended.



- Three bedroom family home
- Cul-de-sac location
- Two receptions
- Double glazed throughout
- Gas central heating
- Garage
- Quiet village location
- Good sized garden
- Viewing highly recommended
- EPC rating D. Council tax band D

Entrance:

Tucked down a private walkway, path leading to UPVC double glazed obscure door into entrance hall.

Hallway:

All doors to ground floor, stairs to first floor, wooden flooring, radiator.

Lounge:

Abt: 15' 8" x 10' 9" (4.78m x 3.28m) UPVC double glazed window to front, wooden laminate flooring, radiator, stone style fire surround with fire place.

Dining Room/Reception Room:

Abt: 7' 8" x 8' 4" (2.34m x 2.54m) UPVC double glazed doors out to the garden, tiled floor, radiator.

Kitchen:

Abt: 7' 5" x 11' 5" (2.26m x 3.48m) UPVC double glazed window and door to garden, tiled flooring, selection of base and wall units, space for electric cooker, space and plumbing for washing machine, space for under counter fridge/freezer, space and plumbing for dishwasher, storage cupboard, partly tiled one and a half stainless steel sink with drainer and swan neck tap.

First Floor:**Landing:**

Doors to all rooms, loft hatch, carpet as fitted.

Master Bedroom:

Abt: 10' 2" x 11' 7" (3.10m x 3.53m) UPVC double glazed window to rear, storage cupboard, radiator, carpet as fitted.

Bedroom Two:

Abt: 8' 10" x 10' 7" (2.69m x 3.23m) UPVC double glazed window to front, storage cupboard, radiator, carpet as fitted.

Bedroom Three:

Abt: 6' 2" x 7' 5" (1.88m x 2.26m) UPVC double glazed window to front, fitted wardrobe, radiator, carpet as fitted.

Bathroom:

Abt: 8' 4" x 4' 10" (2.54m x 1.47m) UPVC double glazed obscure window to rear, fully tiled, vinyl flooring, low level WC, radiator, bath with panel, hot and cold taps, shower over bath with shower curtain, pedestal wash hand basin with hot and cold taps.

Outside:

Rear Garden:

Patio, mainly laid to lawn, seasonal planting with trees and shrubs, pathway leading to rear access gate leading to garage and parking space. The garage can be accessed down the private road at the rear of the property, log shed.

Front:

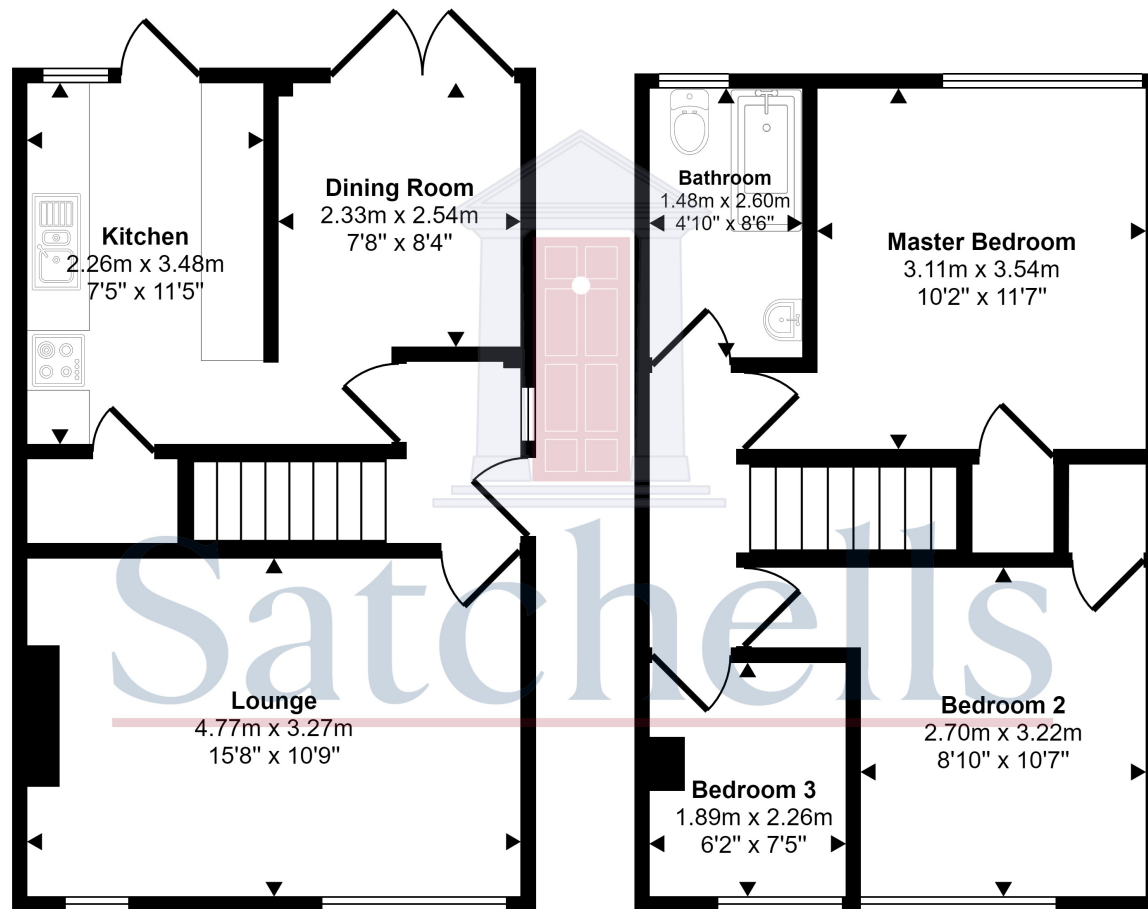
Shingle front garden with boarder planting.





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.

Approx Gross Internal Area
75 sq m / 804 sq ft



Ground Floor
Approx 37 sq m / 403 sq ft

First Floor
Approx 37 sq m / 402 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.