



2, Clifton House Gardens

Clifton,
Bedfordshire, SG17 5FR
£1,250,000

country
properties

This 4 bedroom executive home occupies a secluded position in an exclusive private gated development of just four properties. The property is stylishly presented and sits on a plot size of approximately 1/4 acre, in the sought after village of Clifton.

- Secluded location in the heart of this sought after village
- Underfloor heating throughout the ground floor
- Three separate reception rooms
- Double garage and driveway providing parking for several cars
- Bluetooth connected integrated audio
- Stylish integrated kitchen with granite worksurfaces and central island
- Large south easterly facing rear garden
- Short upward chain in place cars



GROUND FLOOR

Entrance

Under a large storm porch with reception door opening into:

Entrance Hall

Full height with stairs rising to first floor galleried landing. Large storage cupboard plus further under stairs storage cupboard. Polished tiled flooring with underfloor heating. Video security entrance system and alarm control panel. Doors into cloakroom, study, sitting room, living room and kitchen/diner.

Cloakroom

Suite comprising low level flush wc and wash hand basin with cupboard under. Tiled splashbacks and polished tiled flooring with underfloor heating.

Study

12' 0" (max) x 11' 4" (max) (3.66m x 3.45m) Dual aspect with double glazed windows to front and side. Underfloor heating.

Family Room

16' 10" (max) x 10' 3" (max) (5.13m x 3.12m) Dual aspect with double glazed windows to front and side. Underfloor heating. Integrated audio. Double doors opening into:

Living Room

18' 2" x 14' 6" (max) (5.54m x 4.42m) Double glazed French doors opening onto the rear garden. Feature open fireplace with stone surround and hearth, and gas point if required. Integrated audio.

Kitchen/Breakfast Room

22' 4" x 20' 0" (max) (6.81m x 6.10m) A range of wall and base units with granite worksurfaces and upstands. Central island with built-in 5-ring gas hob. Inset stainless steel one & half bowl sink with drainer and swan neck mixer tap over. Integrated Bosch dishwasher. Two fitted Bosch electric ovens and Bosch combination microwave and grill. Fitted Bosch coffee machine. American style Fisher and Paykel fridge/freezer to remain. Wine cooler to remain. Polished tiled flooring with underfloor heating. Integrated audio. Double glazed windows to side and rear. Door to side providing access to the rear garden. Door into utility room. Open plan to:

Dining Room

14' 7" x 11' 5" (4.45m x 3.48m) Integrated audio. Double glazed window to side and French doors opening onto the rear garden.



Utility Room

16' 8" x 6' 8" (5.08m x 2.03m) A range of wall and base units with granite worksurfaces and upstands. Inset stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Polished tiled flooring with underfloor heating. Extractor fan. Access to loft space. Door into garage.

FIRST FLOOR

Landing

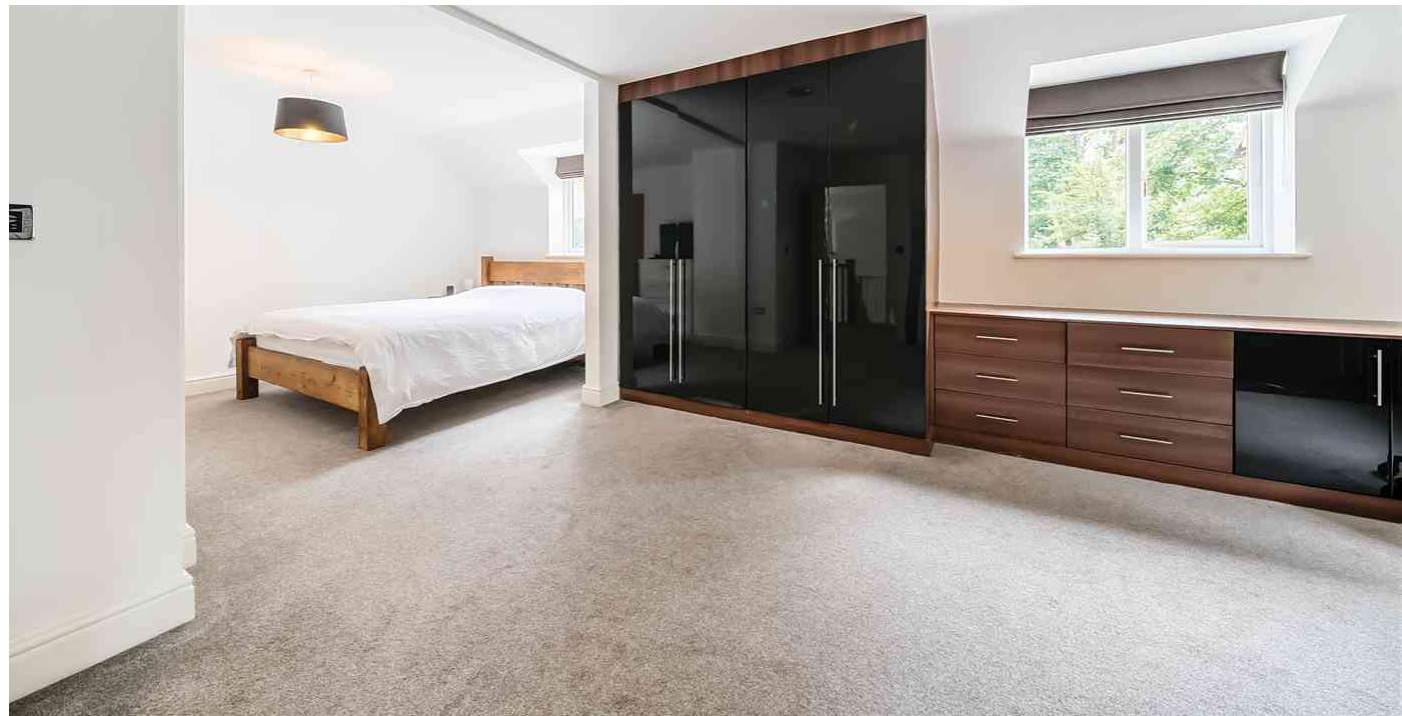
Galleried landing with double glazed window to front. Airing cupboard housing Megaflo hot water cylinder and shelving. Access to loft space. Doors into all rooms.

Bedroom 1

26' 7" (max) x 16' 0" (max) (8.10m x 4.88m) Overall measurement. Double glazed window to rear. Radiator. Integrated audio. Opening to:

Dressing Room

A range of fitted furniture including wardrobes, drawer units, dressing table and shelving. Double glazed windows to side and rear. Door into:



En-Suite Shower Room

Suite comprising low level flush wc, shower cubicle and wash hand basin. Shaver point. Fully tiled marble effect walls and flooring. Chrome heated towel rail. Extractor fan.

Bedroom 2

12' 3" (max) x 10' 6" (max) (3.73m x 3.20m)
Double glazed window to front. Radiator.
Door into:

En-Suite

Suite comprising low level flush wc, wall mounted vanity wash hand basin and double shower cubicle. Shaver point. Marble effect tiled walls and flooring. Chrome heated towel rail. Extractor. Velux window.

Bedroom 3

12' 2" (max) x 10' 2" (min) (3.71m x 3.10m)
Dual aspect with double glazed windows to front and side. Radiator.

Bedroom 4

14' 2" (max) x 10' 1" (max) (4.32m x 3.07m)
Dual aspect with double glazed windows to side and rear. Radiator.

Family Bathroom

Four piece suite comprising jacuzzi bath with shower attachment, double shower cubicle, low level flush wc and contemporary wash hand basin with storage. Marble effect tiled walls and flooring. Shaver point. Integrated audio. Extractor. Chrome heated towel rail. Velux window.

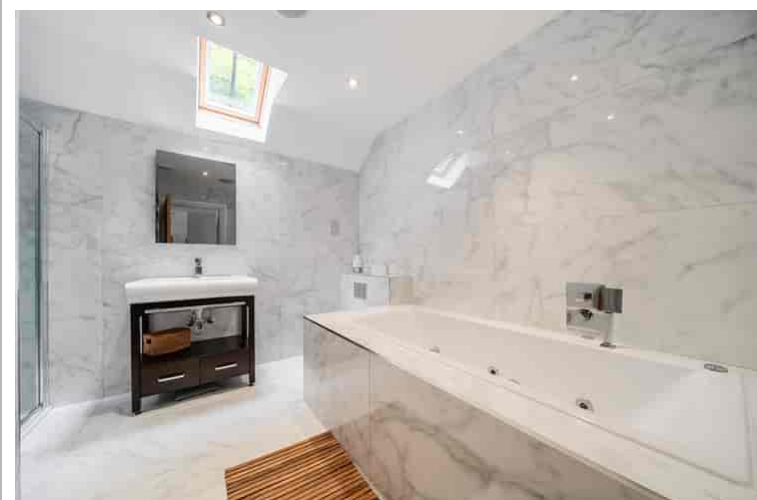
OUTSIDE

Front Garden

Laid mainly to lawn with flower/shrub borders. Power points. Timber shed to remain. Driveway providing off road parking for 4 cars and access to garage.

Rear Garden

South easterly facing garden laid mainly to lawn with large paved patio area with brick retaining wall and well stocked shrub borders. Service lights and power points. Gated access to both sides providing access to the front.



Double Garage

Two timber double doors. Loft access. Wall mounted gas boiler. Power and light connected. Resin floor. Door into utility room.

AGENT NOTE:

A management fee of £30 per month is paid by each resident for the cost of the electric gates and gardening of the communal areas. The management company is managed by a resident in Clifton House Gardens.

We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

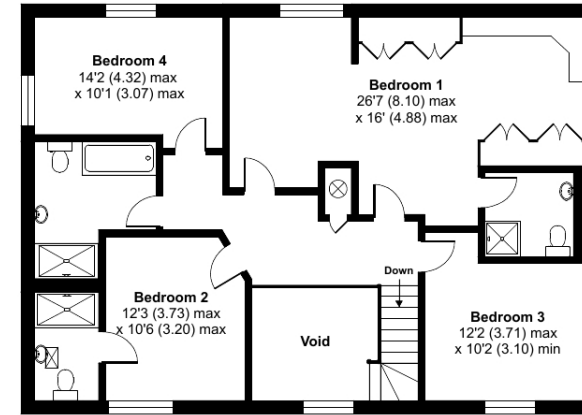
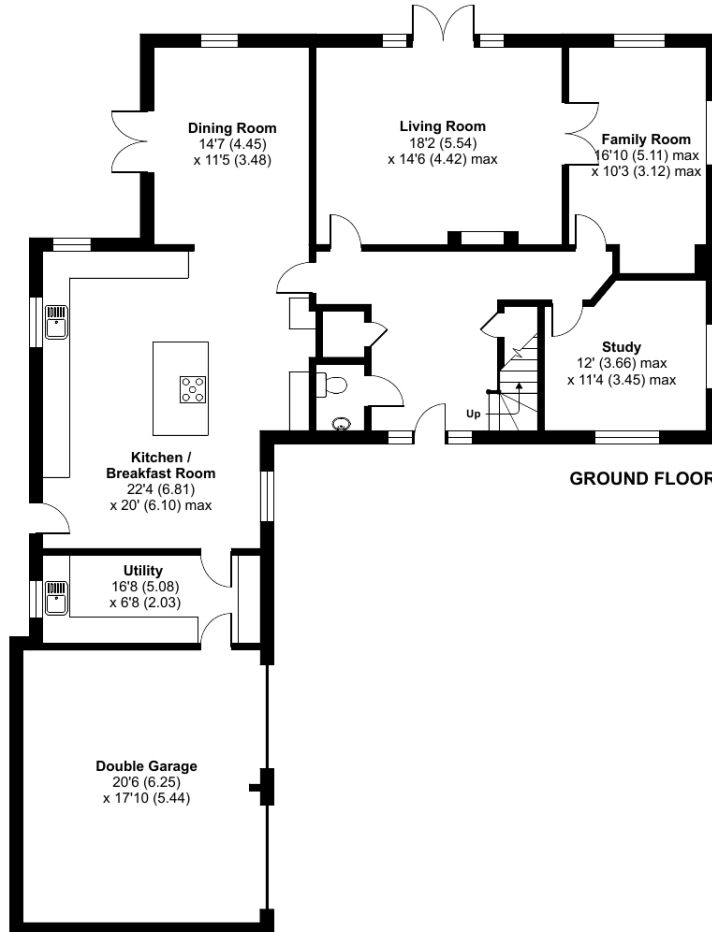
PRELIMINARY DETAILS - NOT YET APPROVED
AND MAY BE SUBJECT TO CHANGES



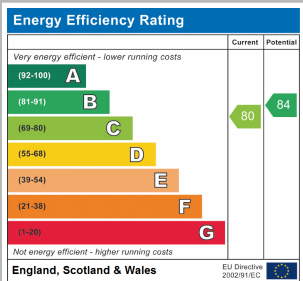


Approximate Area = 2687 sq ft / 249.6 sq m
 Garage = 365 sq ft / 33.9 sq m
 Total = 3052 sq ft / 283.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Country Properties. REF: 826268



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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