



1, Sears Close

Clifton,
Bedfordshire, SG17 5HG
£460,000

COUNTRY PROPERTIES
PART OF HUNTERS

Make your mark on this 4 bedroom detached home occupying a corner position, set in a small close of similar homes in the sought after village of Clifton. The property offers well balanced family living space and is just a short stroll to popular local amenities and schooling. Viewing appointments available from Thursday 25th March.

- Private corner position in a small cul de sac of similar homes
- Two reception rooms - living room and conservatory
- Master bedroom with en suite shower room and built in wardrobes
- Single garage with access from the house and plumbing for washing machine
- Sought after village location close
- Short onward chain in place

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation with under stairs storage cupboard. Radiator. Doors into cloakroom, living room and kitchen. Door into garage.

Cloakroom

Suite comprising low level wc and pedestal wash hand basin. Obscure double glazed window to side.

Living Room

16' 5" x 10' 9" (5.00m x 3.28m) Double glazed bay window to front. Radiator. Feature electric fire with stone surround and stone hearth. Part glazed doors opening into dining room.

Kitchen

14' 2" x 9' 3" (4.32m x 2.82m) A range of base and wall mounted units with worksurfaces and tiled splashbacks.. Stainless steel sink/drainer unit. Electric oven and Neff combination oven. Inset 5-ring Neff hob with stainless steel extractor hood over. Space for fridge freezer. Integrated dishwasher. UPVC double glazed window and double doors opening onto the rear garden. Door into:

Dining Room

10' 9" x 9' 3" (3.28m x 2.82m) Radiator. Sliding patio doors into conservatory. Part glazed double doors into dining room.



Conservatory

8' 9" x 7' 9" (2.67m x 2.36m) Double glazed construction on brick base with double glazed windows and double doors onto rear garden.

FIRST FLOOR

Landing

Doors to all bedrooms and bathroom. Loft hatch. Airing cupboard housing hot water tank.

Bedroom 1

12' 4" x 10' 11" (3.76m x 3.33m) Double glazed window to front. Radiator. A range of built in wardrobes. Door into en suite.

En Suite

Suite comprising separate shower cubicle, wash hand basin with vanity under and low level flush wc. Partially tiled walls. Extractor fan. Obscure double glazed window to front.

Bedroom 2

12' 4" x 11' 0" (3.76m x 3.35m) Double glazed window to front. A range of built in wardrobes. Radiator.

Bedroom 3

9' 0" x 8' 0" (2.74m x 2.44m) Double glazed window to rear. Radiator. Air conditioning unit providing both cool and heat functions.

Bedroom 4

9' 5" x 7' 8" (2.87m x 2.34m) Double glazed window to rear. Radiator.

OUTSIDE

Front Garden

Occupying a corner plot with shrub border and mature trees. Driveway leading to single garage and parking for 1 car. Additional block paved area providing parking for an additional car.

Rear Garden

Private enclosed garden, laid mainly to lawn with paved patio and mature shrub and tree borders. Summer house to remain. Gated access to front.

Double Garage

Up & over door with power/light. Integral door into house.

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



GROUND FLOOR
938 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



SEARS CLOSE - CLIFTON

TOTAL FLOOR AREA: 1575 sq.ft. (146.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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