



# 3, Rectory Close

Clifton,  
Bedfordshire, SG17 5EL

Offers in Excess of £784,000

country  
properties

An impressive 5 bedroom extended home with a double garage and large driveway providing off road parking for several cars. The property is set within the conservation area in a small cul-de-sac of just 7 properties close to All Saints Church, with only a short stroll to village amenities, highly regarded local schooling and countryside walks.

- Beautifully presented throughout - just move in!
- Stylish & contemporary re-fitted kitchen/diner with quartz worksurfaces, integrated appliances & wine cooler
- Good size south easterly facing garden
- Just a short stroll to village amenities including butchers, public houses, and convenience store/post office
- Living room and separate family room
- Useful utility room and ground floor cloakroom
- Double garage and driveway parking for several cars
- A short drive to Arlesey station with fast train providing links to London in circa 38 mins



## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor with under stairs storage cupboard. Obscure double glazed windows to front. Karndean flooring. Radiator. Doors into family room, cloakroom, living room and sliding door into kitchen.

### Cloakroom

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

### Kitchen/Dining Room

22' 2" x 11' 10" (6.76m x 3.61m) Re-fitted with a range of wall and base units with quartz worksurfaces and upstands. Blanco Sillgranit one & half bowl sink with quartz drainer and mixer tap over. Blanco Induction hob with glass splashback and Neff extractor hood over. Fitted Neff 'slide & hide' double oven and additional combination oven/microwave. Integrated full height fridge and freezer. Integrated dishwasher. Wine rack. Peninsular island with seating. Karndean flooring. Contemporary radiator. Double glazed window and french doors with sidelights, opening onto the rear garden. Sliding door into:

### Utility Room

8' 8" x 6' 6" (2.64m x 1.98m) A range of wall and base units with quartz worksurface and upstands. Inset Blanco stainless steel sink with quartz drainer and mixer tap over. Two floor to ceiling double storage cupboards. Wall mounted gas combination boiler. Space and plumbing for washing machine and tumble dryer. Double glazed door and window to side.

### Living Room

18' 7" (to bay) x 12' 2" (max) (5.66m x 3.71m) Dual aspect with double glazed bay window to front and further window to the rear. Feature fireplace with fan assisted flame effect fire. Radiator.

### Family Room

12' 10" x 11' 6" (3.91m x 3.51m) Double glazed windows to front and rear. Radiator.

## FIRST FLOOR

### Landing

Access to boarded loft space with ladder & light. Double glazed window to front. Airing cupboard. Doors into all bedrooms and family bathroom.



### Bedroom 1

12' 9" x 11' 2" (3.89m x 3.40m) A range of fitted wardrobes and drawer units. Radiator. Double glazed window to rear. Door into:

### En-Suite Shower Room

Suite comprising corner shower cubicle, pedestal wash hand basin and low level wc. Radiator. Obscure double glazed window to side.

### Bedroom 2

Dual aspect with double glazed windows to front and side. Built in wardrobe. Radiator.

### Bedroom 3

12' 8" x 10' 9" (3.86m x 3.28m) Double glazed window to rear. Radiator.

### Bedroom 4

9' 2" (min) x 8' 8" (max) (2.79m x 2.64m)  
Double glazed window to rear. Radiator.

### Bedroom 5

9' 5" x 7' 5" (2.87m x 2.26m) Double glazed window to front. Radiator. Built-in wardrobe.



## Family Bathroom

Three piece suite comprising tile enclosed bath with mixer/shower attachment, vanity wash hand basin with cupboards under and low level wc with concealed cistern. Partially tiled walls and Karndean flooring. Feature glass block wall to hallway.

## OUTSIDE

### Front Garden

Laid mainly to lawn with mature trees/shrubs and paved pathway to front door. Silver Birch trees. Gravelled driveway providing off road parking for several cars. Gated access to rear garden.

### Rear Garden

South easterly aspect rear garden laid mainly to lawn with paved patio area and mature flower/tree and shrub borders. Sycamore and Yew trees. Gravelled area with greenhouse. Wooden storage shed. Further paved patio area with Arbour. Paved patio and shingled area with gated access to front.

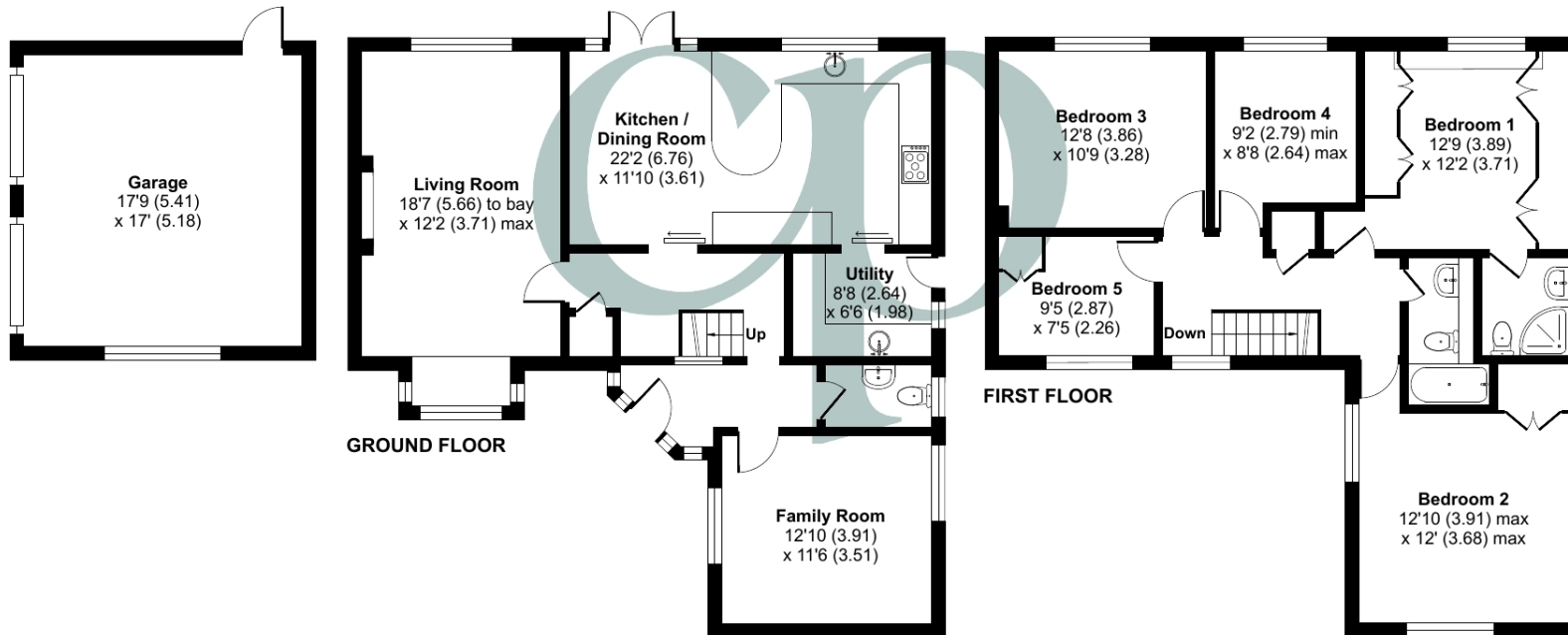
## Double Garage

Twin up & over doors with power/light connected. Window and personal door to either side. External light.

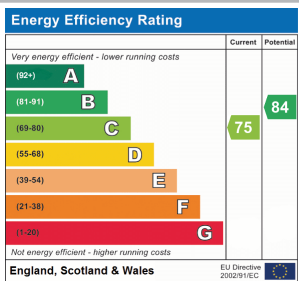




Approximate Area = 1764 sq ft / 163.9 sq m  
 Garage = 297 sq ft / 27.6 sq m  
 Total = 2061 sq ft / 191.5 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Country Properties. REF: 1090627



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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