



Manor Close

Clifton,
Bedfordshire, SG17 5EJ
Offers in excess of £450,000



A well presented spacious four bedroom, detached family home occupying a quiet cul de sac location in the popular village of Clifton. The property offers versatile accomodation, a double garage and is just a short stroll to village amenities, local pubs and highly regarded schooling.

- Beautifully presented throughout - just move in !
- Open plan kitchen/dining/family room with access to a courtyard garden
- 24ft Living room with french doors opening onto a low maintenance rear garden
- Ground floor cloakroom and first floor family bathroom
- Double Garage
- Short drive to Arlesey station for direct rail links into London
- A short stroll to highly regarding schooling and village amenities
- An abundance of countryside walks on your doorstep - perfect for walking the dog !

GROUND FLOOR

Entrance Hall

Wood effect flooring. Radiator. Door into cloakroom. Part glazed door into kitchen/dining/family room.

Cloakroom

Suite comprising low level wc with concealed cistern and vanity wash hand basin. Tiled splashback areas and wood effect flooring. Obscure double glazed window to side.

Kitchen/Dining/Family Room

24' 5" x 12' 0" (7.44m x 3.66m) Overall Measurement:

Kitchen/Breakfast Area

Re-fitted with a range of wall and base units with wood effect worksurfaces and tiled splashbacks. Inset 5-ring gas hob with stainless steel extractor hood over. Stainless steel sink with drainer and swan neck mixer tap over. Integrated dishwasher. Fitted eye level double oven. Integrated fridge/freezer. Ceramic tiled flooring. Double glazed window to front.

Dining Area

Stairs rising to first floor accommodation. Wood effect flooring. Radiator. Door into living room. Opening to:

Family Area

Double glazed window to side. Wood effect flooring. Radiator. Part glazed door opening onto the rear courtyard - perfect for alfresco dining !

Living Room

24' 5" x 12' 0" (7.44m x 3.66m) Two double glazed windows and french doors opening onto the rear garden. Three radiators. Understairs storage cupboard.



FIRST FLOOR

Landing

Double glazed window to side. Airing cupboard housing gas boiler and hot water cylinder. Doors to all rooms.

Bedroom 1

12' 0" x 9' 0" (3.66m x 2.74m) Dual aspect with double glazed windows to front and rear. Radiator. A range of built-in wardrobes.

Bedroom 2

12' 0" x 9' 11" (3.66m x 3.02m) Double glazed window to rear. Radiator.

Bedroom 3

8' 10" x 8' 7" (2.69m x 2.62m) Double glazed window to front. Radiator.

Bedroom 4

8' 2" x 7' 0" (2.49m x 2.13m) Double glazed window to front. Storage cupboard. Access to partially boarded loft space.

Family Bathroom

Three piece suite comprising panel enclosed bath with shower over and glass side screen, low level wc with concealed cistern and vanity wash hand basin. Heated towel rail. Fully tiled walls and flooring. Obscure double glazed window to side.

OUTSIDE

Front Garden

Landscaped, laid mainly to lawn with footpath to front door. Driveway providing side by side parking for 2 cars, leading to the double garage.

Courtyard

Paved courtyard area. Personal door to garage. Gated access to front.

Rear Garden

Low maintenance rear garden laid to gravel with various plants and shrubs. Paved pathway providing access to the side and courtyard area.

Garage

16' 7" x 16' 7" (5.05m x 5.05m) Electric up & over door with power/light connected. Plumbing for washing machine. Storage cupboard to the side of garage housing meters - and perfect for storing garden tools.

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

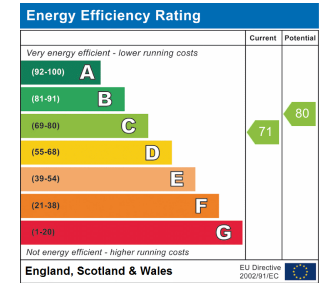
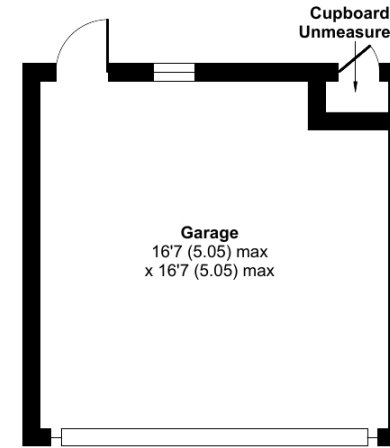
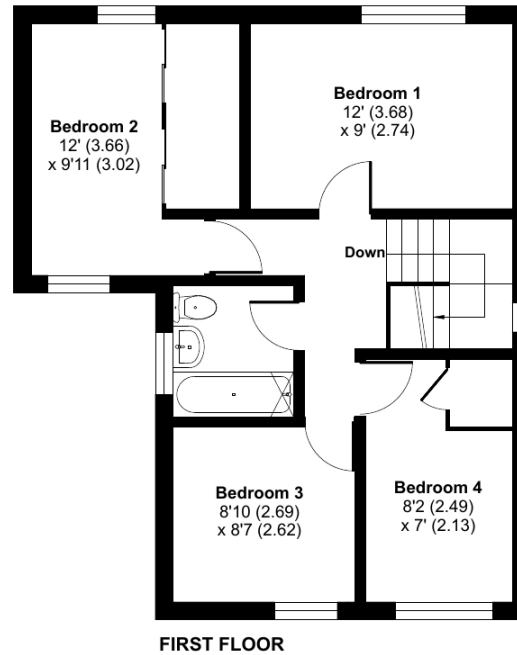
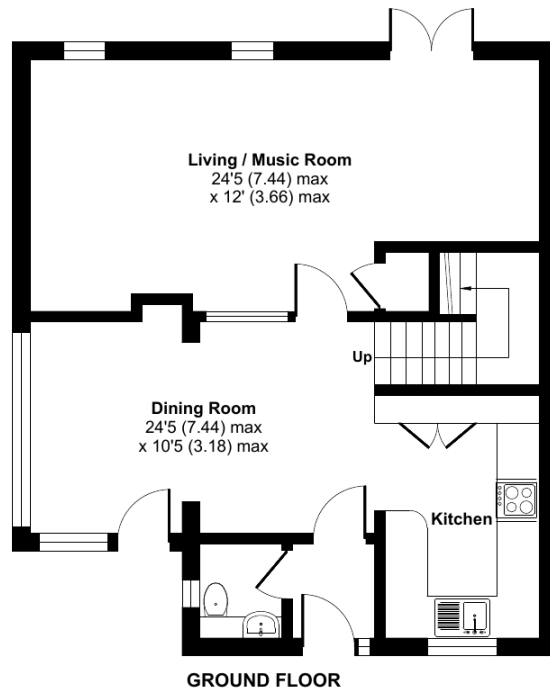


Approximate Area = 1155 sq ft / 107.3 sq m (excludes cupboard)

Garage = 266 sq ft / 24.7 sq m

Total = 1421 sq ft / 132 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). © nichecom 2023. Produced for Country Properties. REF: 1029613



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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