



7, Herberts Meadow

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



This spacious 3 bedroom detached home is beautifully presented with a south facing rear garden, situated on the popular 'Paddocks' development close to local amenities and highly regarded schooling.

- Immaculately presented - just move in!
- Dual aspect living room with French doors opening onto the rear garden
- Master bedroom with en-suite shower room
- Southerly aspect rear garden
- Driveway providing off road parking for 3-4 cars
- Sought after village with a butchers, convenience store and traditional village pub
- NHBC 10 years builders guarantee from 2016

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Walnut wood effect flooring. Storage cupboard. Doors into cloakroom, kitchen/diner and living room.

Cloakroom

Suite comprising low level wc and pedestal wash hand basin. Radiator. Walnut wood effect flooring. Obscure double glazed window to front.

Kitchen/Dining Area

15' 5" x 11' 7" (4.70m x 3.53m) A range of shaker style wall and base units with complementary surfaces and up-stands. Inset one & half bowl sink with drainer and swan neck mixer tap over. Built-in eye level double oven & grill. Inset 4 ring gas hob with glass splashback and extractor hood over. Integrated fridge/freezer, washing machine and dishwasher. Wall cupboard housing gas boiler. Tiled flooring. Dual aspect with two double glazed windows to front, double glazed window to rear and double glazed French doors opening onto the rear garden.

Living Room

17' 5" x 11' 7" (5.33m x 3.58m) Dual aspect with two double glazed windows to side and french doors with sidelights opening onto rear garden. Radiator.

FIRST FLOOR

Landing

Double glazed window to rear. Access to loft space. Airing cupboard. Radiator. Double glazed window to rear. Doors into all rooms.



Bedroom 1

14' 11" (max) x 11' 9" (4.55m x 3.58m) Dual aspect double glazed windows to front and rear. Radiator. Door into:

En-Suite Shower Room

Three piece suite comprising wc, pedestal wash hand basin with tiled splashback and fully tiled shower cubicle. Tiled flooring. Extractor. Chrome heated towel rail. Shaver point. Obscure double glazed window to front.

Bedroom 2

11' 8" x 8' 8" (min) (3.56m x 2.64m) Double glazed window to side. Radiator.

Bedroom 3

8' 5" x 7' 3" (2.57m x 2.21m) Double glazed window to side. Radiator.

Family Bathroom

Three piece suite comprising low level wc, pedestal wash hand basin and panel enclosed bath with shower over and glass side screen. Partially tiled walls and tiled flooring. Extractor. Obscure double glazed window to front.

OUTSIDE

Front Garden

Laid mainly to lawn with shrub areas and central paved pathway to front door. External light. Block paved driveway to the rear providing off road parking for 3-4 cars. Gated access to rear garden.

Rear Garden

Southerly aspect rear garden laid mainly to lawn with paved patio area and mature borders. Gated access to driveway.

Parking

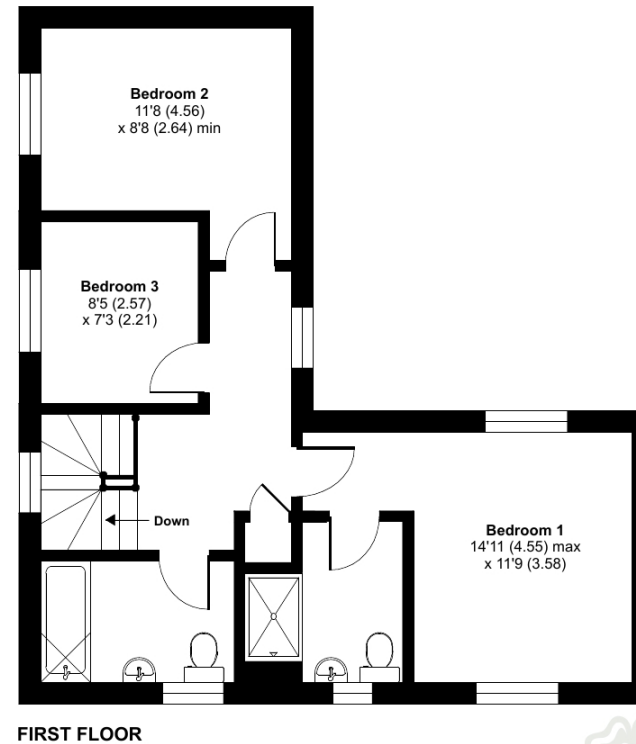
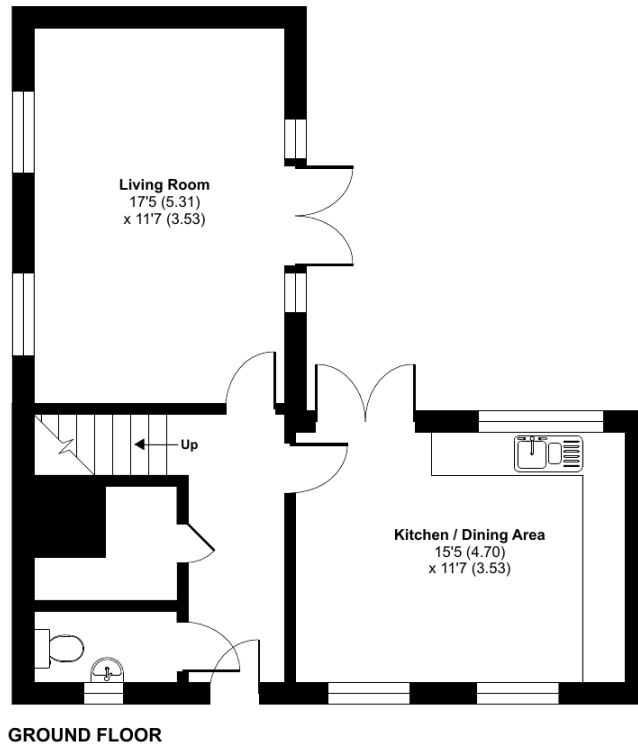
Driveway to the rear providing off road parking for 3-4 cars.

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



Approximate Area = 1080 sq ft / 100.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 991522



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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