



Manor Close, Clifton, Shefford, Bedfordshire. SG17 5EJ







## 4 Bedroom Link Detached House

### Offers in Excess of £460,000 Freehold

Tucked up in a lovely quiet location in Clifton within walking distance to the outstanding Samuel Whitbread School sits this immaculate four-bedroom link-detached family home, boasting an aura of comfort and elegance. With two spacious reception rooms, it offers ample space for family gatherings and entertaining guests. The large kitchen diner serves as the heart of the home, perfect for culinary adventures and shared meals. Its unique style extends to the spacious reception rooms, adding a touch of sophistication to everyday living. A garage provides convenient storage space for vehicles and outdoor equipment. The property features not one, but two gardens, offering opportunities for relaxation, play, and gardening enthusiasts.

- Four bedroom family home
- Internal viewing highly recommended
- Garage and home office
- Two reception rooms
- Downstairs cloakroom
- Large family kitchen diner
- Two private secluded gardens
- Link detached
- Awaiting EPC. Council tax band C

**Ground Floor:****Entry to the Hallway:**

Doors to all downstairs rooms.

**Downstairs WC:**

Double glazed obscure window to side. Suite comprising low level flush WC and hand basin with splash back. Heated towel rail. Tiled flooring.

**Snug:**

Abt. 11' 5" x 9' 5" (3.48m x 2.87m) Double glazed windows to front. Stairs to first floor with under stairs cupboard. Radiator. Parquet flooring.

**Lounge:**

Abt. 16' 9" x 13' 11" (5.11m x 4.24m) Double glazed windows to front. Log burner with brick effect fireplace and wall feature. Radiator. Parquet flooring throughout. Double French doors leading to:

**Kitchen/Diner**

Abt. 18' 0" x 8' 0" (5.49m x 2.44m) Double glazed window to rear and double glazed doors to garden. Velux window. Fitted wall and base units with wooden work surfaces. Radiator. Tiled flooring.

Abt. 12' 4" x 7' 4" (3.76m x 2.24m) Selection of base and wall units with one and a half sink with drainer and swan neck taps. Two eye level ovens with grill and microwave. Gas hob with tiled splash back and extractor fan. Integrated dishwasher and fridge/freezer. Storage cupboard that houses the washing machine Spotlights. Tiled flooring.

**Garage**

Abt. 9' 3" x 7' 9" (2.82m x 2.36m) Currently being used as storage and home office, easily converted back into a garage should this be required, Leading onto secure gated driveway

**First Floor:****Hallway:**

Loft hatch. Fitted carpet.

**Bedroom Two:**

Abt. 10' 8" x 10' 0" (3.25m x 3.05m) Double glazed window to front. Paneled feature wall. Spot light. Fitted carpet.

**Master Bedroom**

Abt. 10' 1" x 9' 8" (3.07m x 2.95m) Double glazed window to front. Built-in wardrobe. Radiator. Fitted carpet.

**Bedroom Three:**

Abt. 9' 5" x 8' 6" (2.87m x 2.59m) Double glazed window to rear. Full height glass built-in wardrobe. Radiator. Fitted carpet.

**Bedroom Four:**

Abt. 8' 4" x 7' 0" (2.54m x 2.13m) Double glazed window to rear. Storage cupboards. Radiator. Fitted carpet.

**Family Shower Room:**

Abt. 6' 8" x 5' 3" (2.03m x 1.60m) Fully tiled with suite comprising brick tiled shower screen, vanity unit sink with mixer taps and low level dual flush WC. Heated towel rail.

**Outside:****Front Garden:**

Mainly laid to lawn with borders of shrubs and seasonal planting. Entertainment area. Slate gravel patio. Selections of pots and uplighters. Large shed with option for work space

**Rear Garden:**

The current vendors use the rear garden as their entrance. Secure gated driveway also entrance to garage. Large shingle patio for entertaining. Garden bar. Pot planting all around. Outside tap. Lighting.

Please note, there is also a hot tub which can be purchased if required.

**Garage:**

With up and over garage door.

**Additional Information:****Agents Note:**

Draft details yet to be approved by the vendor and may be subject to change.







These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Approx Gross Internal Area  
129 sq m / 1394 sq ft



Ground Floor  
Approx 80 sq m / 858 sq ft

First Floor  
Approx 50 sq m / 535 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.