



Cliffan

Cliffan really is a beautifully well-presented family home, south of the market town of Boston, with good access to commuter routes to the North Norfolk coast, Newark and Nottingham and the A16 to Peterborough where rail links take only 45 minutes direct to Kings Cross.

This established property has a private garden and is nicely set back from the road behind a large driveway, which has ample parking space for many vehicles. Extended and totally refurbished throughout when the sellers purchased the property, it offers deceptively spacious accommodation to both floors, to include four generous reception rooms, three bathrooms / shower rooms and four /five double bedrooms. It is predominantly very neutrally decorated, except for the odd feature wall in a bedroom, which along with several pairs of part glazed double doors, adds to the overall feeling of space and light. Indeed, the seller explains that the flexible layout has made the property an ideal family home, offering everyone enough room to have their own personal space, plus ample room when guests come to stay.

For larger or multi-generational families, Cliffan offers the potential for self-contained accommodation to the ground floor. A large study, adjacent to a ground floor bathroom for example, has often been used as a fifth ground floor double bedroom. Conversion of the garage would create additional living / kitchen accommodation to create an annexe, subject to the appropriate consents.

Council Tax Band – D

EPC – D

Drainage – Mains

Heating – Oil Fired



A part glazed uPVC front door with glazed side panels opens into the **Hallway** – Having staircase to the first floor accommodation, under stairs storage cupboard with shelving and light and engineered oak flooring.

Lounge 3.8 m x 3.6 m (12'5 x 11'9) – Having a uPVC bay window to the front aspect with fitted blinds, a continuation of the engineered oak floor, radiator, LED spotlights to the ceiling and wall mounted bracket for flatscreen TV. Part glazed doors open through to the:

Kitchen 5.8 m x 3.5 m (19'0 x 11'5) - Having a part glazed uPVC door through to the conservatory and a uPVC window to the side aspect, the kitchen has a tiled floor and an extensive range of solid granite worktops with modern Charles Rennie Mackintosh units, comprising deep pan drawers and cupboards at both base and eye level. Integrated appliances include a double electric fan oven and halogen hob with extractor fan over. There is space and plumbing for an American style fridge freezer and an integrated dishwasher. To the ceiling there are recessed LED spotlights with a pendant light fitting hanging above the solid granite central island unit which also has cupboards beneath.



Sitting Room 5.7m x 3.5m (18'7 x 11'5) – Has a continuation of the oak flooring, uPVC windows to the rear, wall mounted electric fireplace and LED spotlights to the ceiling.

Dining Room / Sun Lounge 4.1 m x 3.3 m (13'5 x 10'9) - Having uPVC French doors opening to the side aspect and uPVC windows to both the side and rear aspect. There is a continuation of the engineered oak flooring and a radiator.

Door off the kitchen opens into an Inner Hallway Area – Providing the opportunity for converting the garage and creating a separate ground floor accommodation subject to the appropriate planning consent. It has an integrated door to the garage and doors arranged off to:

Office/Ground Floor Bedroom Five 3.5 m x 3.5 m (11'5 x 11'5) – Having a uPVC window to the rear aspect with fitted blind, engineered oak flooring and a radiator.

Ground Floor Bathroom – Has a uPVC window to the side aspect and fully tiled walls and floor. It comprises a modern three-piece white suite of panel bath with shower and shower screen over, vanity wash basin with drawers beneath and a low flush WC. A vanity mirror has a shaver connection and lighting, there is a vented extractor fan and a towel rail.

Conservatory 4.4m x 1.8m (14.4m x 5.90m) – Located off the kitchen

First Floor Accommodation:

Bedroom One 3.8 m x 3.6 m (12'5 x 11'9) – Has a uPVC window to the front aspect with fitted blind, engineered oak flooring and fitted wardrobes extending to the full width of the bedroom with sliding mirror doors, hanging rails and shelving. The en-suite shower room is fully tiled with a uPVC window to the front aspect, a towel rail and shelving and a three-piece suite comprising corner shower enclosure, wash basin with cupboard beneath and low flush WC.

Bedroom Two 6.0 m x 2.7 m (19'8 x 8'10) – A large double bedroom with two uPVC windows to the rear aspect with fitted blinds, two radiators, fitted wardrobes with sliding mirror doors, hanging rails and shelving and engineered oak flooring.

Bedroom Three 3.6 m x 2.7 m (11'9 x 8'10) – A double bedroom with uPVC window to the side aspect with fitted blind, engineered oak flooring and a radiator.

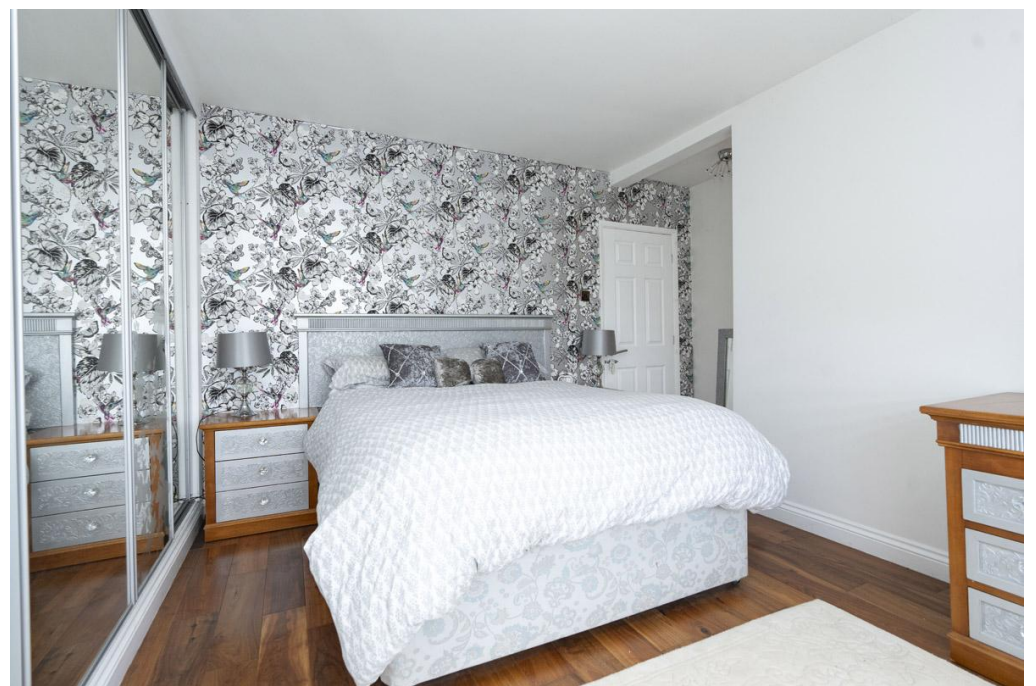
Bedroom Four 3.3 m x 2.4 m (10'9 x 7'10) – A double bedroom with uPVC window to the rear aspect and fitted blind, radiator, wardrobes with sliding doors, hanging rails and shelving and engineered oak floor.

Shower Room – Has a uPVC window to the side aspect and fully tiled walls and floor. Three piece suite comprises a double shower enclosure, fitted WC and wash basin with vanity mirror over having LED lights and shaver point. There is a vented extractor fan, towel rail and built-in shelving.

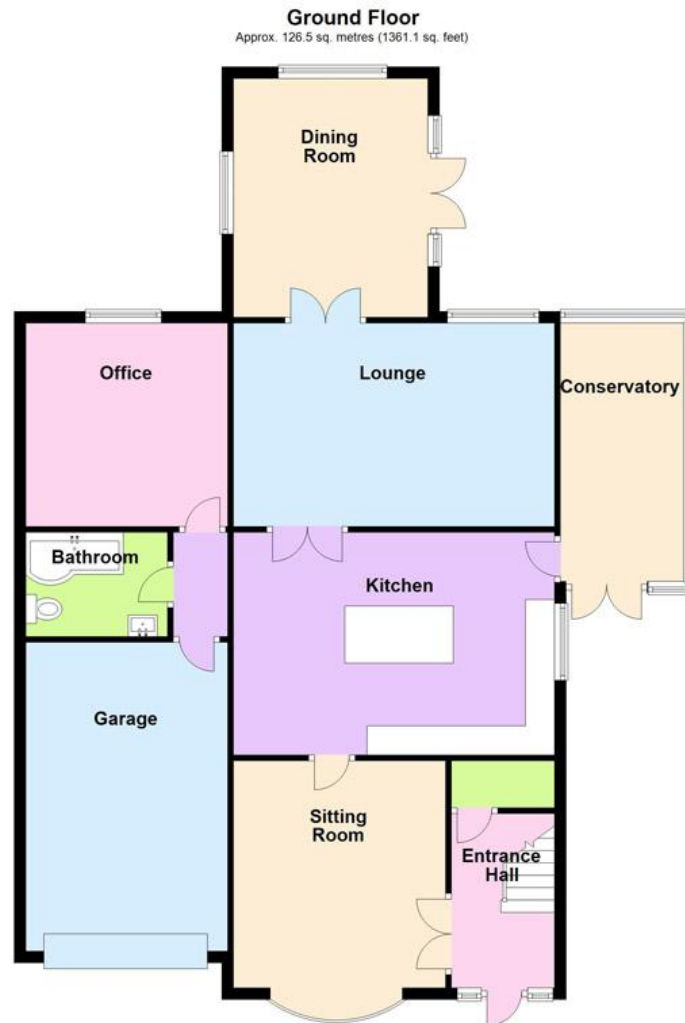
Outside – To the front of the property is an extensive gravel driveway providing ample off-road car parking and hardstanding for many vehicles including ample space for a caravan or motorhome. To the right of the property beyond the fence panel, a concrete base remains where a single garage once stood. To the left-hand side of the property is additional car parking space with a timber gate opening to the garden so that vehicles can be parked to the rear of the property if required.

Attached Garage - Has electric roller door, light, power point and integral door through to the property.

The rear garden is well established and incredibly private. It comprises areas of paved patio and lawn with several mature flowering plants and shrubs, with neighbouring trees providing a good degree of seclusion and privacy as well as colour, shape and structure. Two large sheds have power connected and are ideal for storage of lawn mowers and garden furniture etc.







Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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