



**Kennedy
& Foster**

47 Harwood Lane
Clifton
SG17 5NW

Guide Price £575,000

- THREE DOUBLE BEDROOMS
- DETACHED MULBERRY HOME
- 29FT KITCHEN/LIVING AREA
- MEDIA WALL TO LOUNGE
- UTILITY AND ENSUITE
- LARGE TIMBER & SLATE COVERED PERGOLA
- DRIVEWAY FOR TWO CARS
- GARAGE CONVERTED TO OFFICE/GYM



A beautiful detached Mulberry home situated on the edge of Clifton village, 'The Carlton' offers three double bedrooms, 29ft kitchen/dining/family room, utility and ensuite. Offered for sale in immaculate condition throughout the property has been improved by the current owners to benefit from LVT floor, media wall in lounge, attractive timber and slate pergola and garage that is now used as a gym but could also be used as a home office space. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

DOUBLE GLAZED DOOR INTO:

ENTRANCE HALL

LVT floor, stairs rising to first floor accommodation with stair runner and rods. Spotlights to ceiling, wall mounted radiator. Panelled doors to:

CLOAKROOM

Close coupled WC, wall mounted wash hand basin, wall mounted radiator, spotlights to ceiling.

KITCHEN/DINING/LIVING AREA

29' 10" x 9' 6" 11' 4" widening to (9.09m x 2.9m) Twin wall mounted radiators, double glazed window to front and rear, double glazed bay window to side aspect, double glazed doors to patio area, LVT floor, large built in cupboard. Range of eye level and base units with contrasting marble effect work surface over with upstand, fitted oven and gas hob, glass tiled splash back and stainless steel chimney style extractor over. Stainless steel 1 1/2 bowl sink and drainer unit, integrated fridge, freezer and dishwasher. Panelled door to:

UTILITY

6' 5" x 5' 3" (1.96m x 1.6m) uPVC double glazed door to patio, wall mounted radiator, LVT floor, fitted base units with marble effect work surface over and upstand. Space for washing machine and dryer, stainless steel single bowl sink and drainer unit.

LOUNGE

18' 9" x 9' 5" (5.72m x 2.87m) Double glazed window to front aspect, double glazed French doors opening onto patio, media wall incorporating recess for TV and sound bar, fitted electric fire with built in heater, recess display shelves with tiled back, LVT floor, wall mounted radiator.

FIRST FLOOR LANDING

Double glazed window to rear aspect, wall mounted radiator. Access to loft space, built in cupboard with linen shelving, spotlights to ceiling. Panelled doors to:

BEDROOM

14' 6" x 8' 5" to wardrobes (4.42m x 2.57m) Double glazed window to rear aspect, wall mounted radiator, fitted sliding wardrobes to one wall with additional fitted double wardrobe. Panelled door to:

ENSUITE

Double glazed frosted window to front aspect, close coupled WC, pedestal mounted wash hand basin, shower unit with rainfall shower and separate shower attachment, tiled splash back, tiled floor, wall mounted heated towel rail, spotlights to ceiling.

BEDROOM

9' 10" x 9' 5" (3m x 2.87m) Double glazed window to front aspect, wall mounted radiator, fitted work area incorporating desk and shelves.

BEDROOM

9' 10" x 8' 10" (3m x 2.69m) Double glazed window to rear aspect, wall mounted radiator.

BATHROOM

Double glazed frosted window to front aspect, panelled bath with shower attachment and screen, close coupled WC, pedestal mounted wash hand basin, wall mounted heated towel rail, tiled splash back, tiled floor, spotlights to ceiling.

OUTSIDE REAR

Paved patio with timber pergola for alfresco dining, outdoor light points, small gate opening onto garden, faux lawn bordered by further patio and path. Raised timber borders with Red Robin planting, shrubs and other small trees, fitted timber storage shed with power and light.

GARAGE (CURRENTLY CONVERTED TO STORAGE AND GYM)

Up and over door to storage area 10' 3" x 4' 1". Panelled door to:

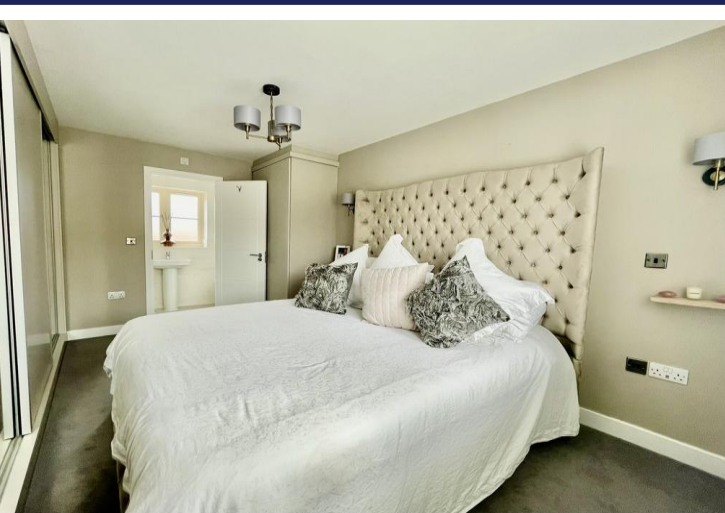
GYM

14' 4" x 9' 5" (4.37m x 2.87m) uPVC double glazed doors opening to garden, spotlights to ceiling, fitted mirrors to one wall.

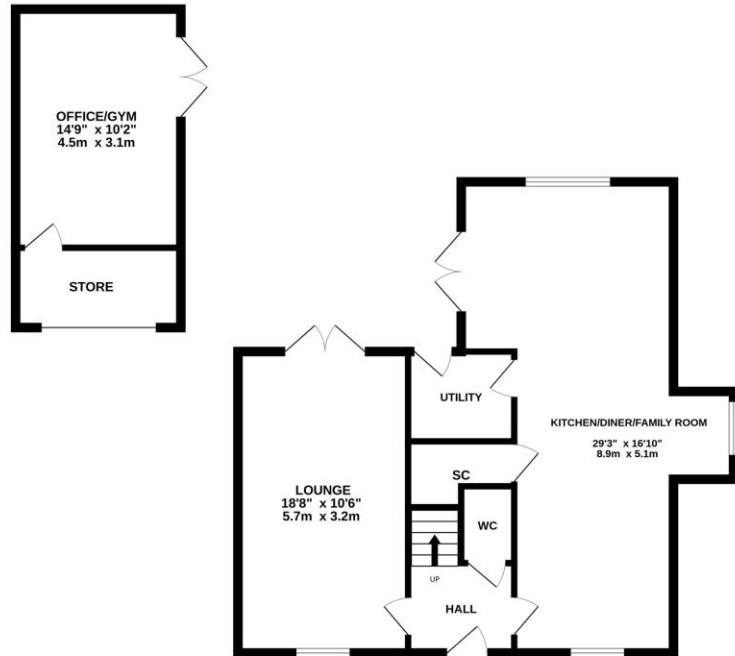
DRIVEWAY PROVIDING OF ROAD PARKING FOR TWO CARS

FRONT

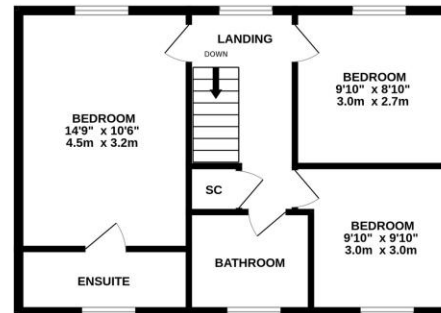
Attractive landscaped garden, part laid to lawn with shrubs and small trees, side garden laid to lawn and bordered by wrought iron railings and small conifers, also boasting a mature and well loved Austrian Pine.



GROUND FLOOR
863 sq.ft. (80.2 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1366 sq.ft. (126.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements