

**GREEN DOOR**  
PROPERTY



## 1 Ashington Court Clifton, Shefford, SG17 5RN

Nestled in the charming village of Clifton, this delightful four-bedroom detached family home offers a perfect blend of comfort and modern living. The property boasts a spacious layout, featuring two well-appointed reception rooms that provide ample space for both relaxation and entertaining. The large lounge is ideal for family gatherings, while the separate dining room offers a more formal setting for meals.

The master bedroom is complete with an ensuite bathroom, ensuring privacy and convenience. Additionally, the newly fitted family bathroom serves the other three bedrooms, providing a contemporary touch to the home. Each bedroom is generously sized, making it perfect for families or those who desire extra space.

For those who require a dedicated workspace or play area, the study/playroom offers versatility to suit your needs. Outside, the property is complemented by a double garage and off-road parking, ensuring that you have plenty of space for vehicles and storage. The enclosed rear garden provides a safe and private outdoor space, perfect for children to play or for hosting summer barbecues.

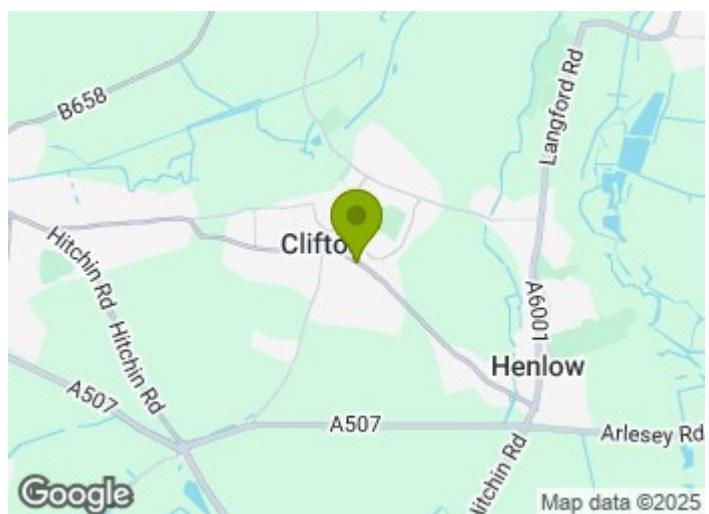
Set in a lovely village location, this home is conveniently located for local amenities and transport links. This property is an excellent opportunity for families seeking a spacious and well-appointed home in a desirable area.

Available now on a long term basis. Some pets maybe considered. Council tax is a band E.

**£1,900**

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[Directions](#)

[www.greendoorpm.co.uk](http://www.greendoorpm.co.uk)

## Floor Plan

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			84
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

