



Chapel Close

Clifton, Bedfordshire. SG17 5YG

CHRIS MACSWEENEY

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Chapel Close

Price £675,000

This terrific family home sits at the back of a sought-after cul de sac and is ideal for the growing family.

Offered with no chain, this detached family home presents a wealth of space over two floors comprising of three reception rooms, a fitted kitchen with breakfast area, utility room, downstairs cloakroom, four double bedrooms with ensuites to bedrooms 1 & 2 in addition to a family bathroom. Outside there is a generous rear garden with a double garage to the front with driveway parking for several vehicles.

MEASUREMENTS

LOUNGE – 18'5 x 13'3 (5.62m x 4.04m)

DINING ROOM – 10'10 x 10'0 (3.30m x 3.05m)

STUDY – 8'5 x 6'10 (2.57m x 2.08m)

KITCHEN/BREAKFAST – 17'2 x 9'9 (5.23m x 2.97m)

UTILITY ROOM – 9'9 x 6'2 (2.97m x 1.88m)

BEDROOM ONE – 18'6 x 13'2 Including wardrobes (5.64m x 4.01m)

En Suite – 9'0 x 5'10 (2.74m x 1.78m)

BEDROOM TWO – 13'2 x 9'0 (4.01m x 2.74m)

En Suite – 5'1 x 5'0 (1.55m x 1.52m)

BEDROOM THREE – 10'8 x 9'4 (3.25m x 2.84m)

BEDROOM FOUR – 11'0 x 10'8 Maximum (3.35m x 3.25m)

BATHROOM – 7'4 x 5'6 (2.23m x 1.68m)

GARDEN 52 x 40 (15.85m x 12.19m)

Ground Floor Accommodation

A large entrance hall leads initially to a downstairs WC with double doors to the dining room directly ahead. The left of the hall heads firstly to a study with stairs to the first floor opposite and then to the lounge, which is a large and welcoming space with doors to the garden. Elsewhere, the right side of the hall features a useful cloak cupboard and beyond this is a door to the kitchen. This has been well maintained and boasts integral appliances and a decent breakfast area. At the back of the kitchen is access to the utility room offering side access to the garden.

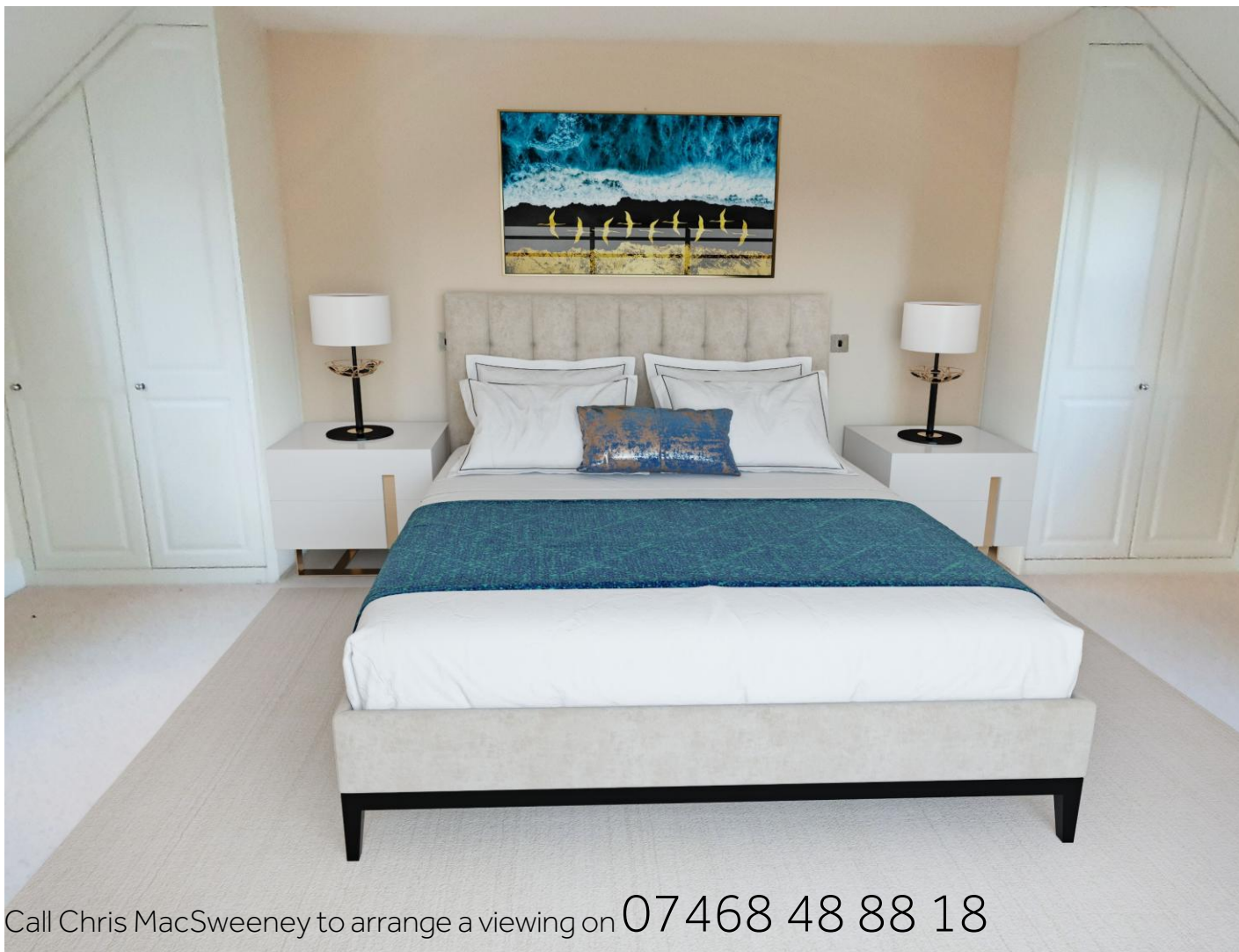
First Floor Accommodation

The long landing has a large window to the rear and has a heater cupboard and airing cupboard. The four bedrooms are all doubles with bedroom one having the benefit of a four piece ensuite and bedroom two, a smaller shower ensuite.

The family bathroom is of a similar style.

Outside

The rear garden faces east/south-east and measures approx. 50ft x 40ft with gates access at both sides. There are parking spaces at the front, both either side and in front of the double garage.



Call Chris MacSweeney to arrange a viewing on 07468 48 88 18

FLOORPLAN



Total area: approx. 155.1 sq. metres (1669.7 sq. feet)



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

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.