



Connells

Earl Close
Clifton Shefford



Property Description

This stunning four bedroom detached home is situated in the highly desirable village of Clifton with easy access into Hitchin. The property is presented to an incredible standard throughout and has the benefit of a large wraparound garden overlooking beautiful countryside. The current vendor purchased additional land to increase the size of the garden so it really is a fantastic space.

On the ground floor there is an entrance hall, cloakroom, study, lounge, utility room and an excellent open plan living space with bi-fold doors to the rear garden making it a perfect entertainment space. The first floor boasts four double bedrooms, two of which have en suite bathrooms as well as a spacious landing and a family bathroom. Further benefits include ample parking and a double garage. Viewing is highly recommended to fully appreciate the space.

Ground Floor

Entrance Hall

Double glazed door and window to front aspect, stairs leading to first floor, spotlights, tiled flooring and radiator.

Lounge

17' into bay x 15' 4" into bay (5.18m into bay x 4.67m into bay)

Double glazed bay windows to front and side aspects, TV and telephone points and radiator.

Kitchen

25' 10" max x 20' max (7.87m max x 6.10m max)

Fully fitted kitchen with double glazed window to rear aspect, a range of wall and base units, work surfaces with tiled splashback, breakfast bar, integrated appliances including fridge/freezer, electric oven, hob with cooker hood over, wood effect flooring and three radiators. Door leading to utility room.

Utility Room

9' 8" x 7' 8" (2.95m x 2.34m)

Wall and base units, space for washing machine and tumble dryer. Access to garage.

First Floor

Landing

Two built-in storage cupboards and loft access.

Bedroom One

12' 8" x 10' 7" (3.86m x 3.23m)

Double glazed window to rear aspect and radiator.

En Suite

Wash hand basin, shower cubicle, WC and extractor fan.

Bedroom Two

12' 8" x 9' 7" (3.86m x 2.92m)

Double glazed window to rear aspect and radiator.

En Suite

Wash hand basin, shower cubicle, WC and extractor fan.

Bedroom Three

13' x 12' 8" (3.96m x 3.86m)

Double glazed window to front aspect, fitted wardrobes and radiator.

Bedroom Four

12' 9" x 9' 7" (3.89m x 2.92m)

Double glazed window to front aspect and radiator.

Bathroom

Double glazed window to side aspect, wash hand basin, shower cubicle, panelled bath and WC.

Outside

Front Garden

Driveway for multiple cars.

Rear Garden

Wrap around side and rear garden, mostly laid to lawn with patio area and shrubs.

Double Garage

Double garage with power and lighting.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01462 437 666
E hitchin@connells.co.uk

14 High Street
 HITCHIN SG5 1AT

EPC Rating: B Council Tax
 Band: G

Tenure: Freehold

view this property online connells.co.uk/Property/HIT308159



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIT308159 - 0003