



**Connells**

Readhill  
Clophill Bedford



## Property Description

Nestled in the charming village of Clophill, this delightful four bedroom semi-detached home offers a perfect blend of character and comfort. The property boasts a spacious layout ideal for family living, four well proportioned bedrooms, a conservatory and is equipped with solar panels. Outside to the rear you shall find a well maintained garden. Located within easy reach of local amenities, schools and transport links. Don't miss the opportunity to make this wonderful house your new home.

## Entrance/ Hallway

Door to front, access to ground floor rooms.  
Cloak room area.

## Cloakroom

Double glazed window, low level wc, hand wash basin with vanity storage, chrome towel rail radiator.

## Study

13' 7" x 8' 2" ( 4.14m x 2.49m )  
Double glazed window.

## Kitchen/ Diner

19' 2" x 12' 11" ( 5.84m x 3.94m )  
Double glazed windows, butler sink with drainer, floor to base fitted units, island bar, door to utility room, easy clean work surfaces, plumbing for dishwasher, space for dining table, spot lights to ceiling, built in storage

cupboard, space for fridge freezer, access to conservatory via double French doors.

## Living Room

19' 11" x 11' 3" ( 6.07m x 3.43m )  
Dual aspect double glazed windows, feature fireplace with wood burner, stairs rising to the first floor.

## Conservatory

14' 5" x 10' 11" ( 4.39m x 3.33m )  
Brick based conservatory, double glazed windows, patio doors to rear garden, radiator.

## First Floor

### Landing

Access to bedrooms and bathroom. Loft access. Double glazed window to side aspect.

### Bedroom 1

19' 2" x 9' 6" ( 5.84m x 2.90m )  
Three double glazed windows, radiator.

### Bedroom 2

13' 2" x 10' 6" ( 4.01m x 3.20m )  
Two double glazed windows, radiator.

### Bedroom 3

11' 6" x 8' 11" ( 3.51m x 2.72m )  
Double glazed window, radiator.

## Bedroom 4

9' 5" x 7' 3" ( 2.87m x 2.21m )

Double glazed window, radiator.

## Bathroom

Panelled bath with shower over, low level wc, hand wash basin, chrome towel radiator.

## Outside

## Front Garden

Block paved driveway, paved path to front door. Hedges and mature shrubs.

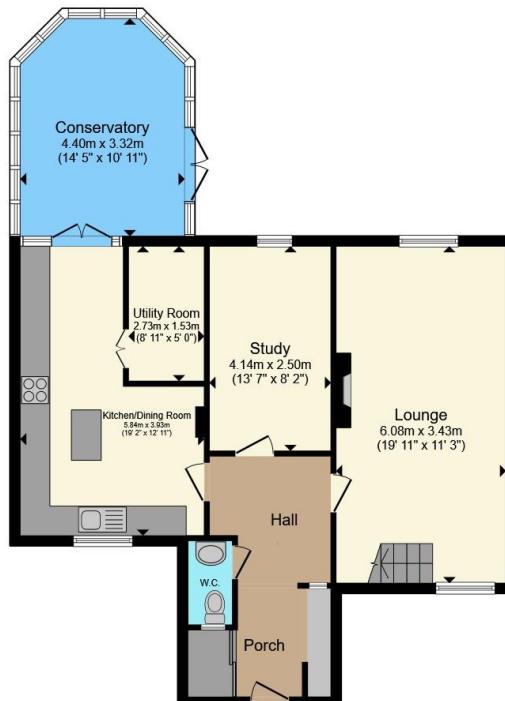
## Rear Garden

Mostly laid to lawn with paved patio area, mature plants and shrubs.

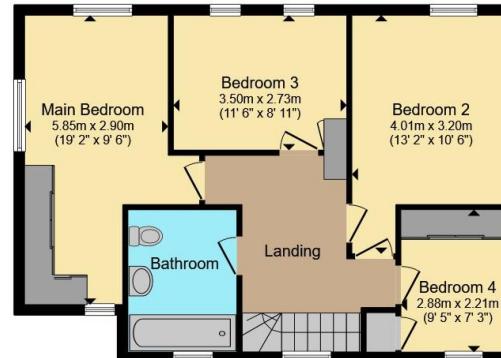








**Ground Floor**



**First Floor**

Total floor area 149.3 m<sup>2</sup> (1,607 sq.ft.) approx

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**Connells**

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EPC Rating: B      Council Tax  
 Band: D

Tenure: Freehold

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