



Connells

Readshill
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.

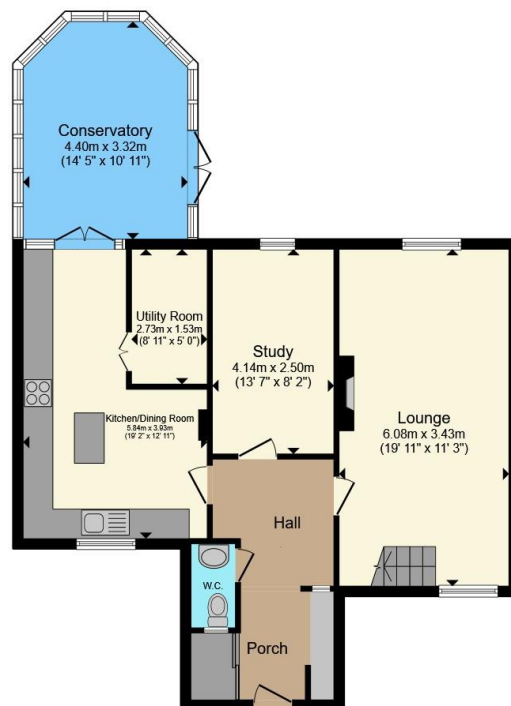
Rear Garden

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

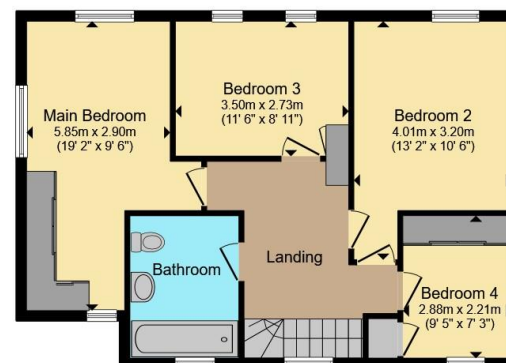








Ground Floor



First Floor

Total floor area 149.3 m² (1,607 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

T 01525 712 271
E flitwick@connells.co.uk

Unit 9 Russell Centre Coniston Road Flitwick
BEDFORD MK45 1QY

EPC Rating: B Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/FLI305657



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: FLI305657 - 0003