



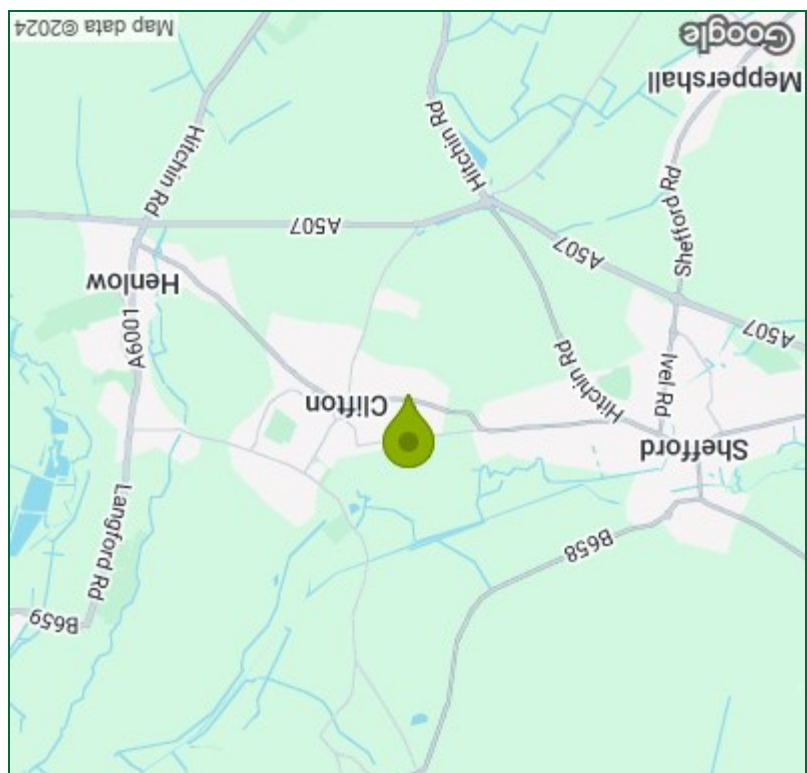
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### Viewing

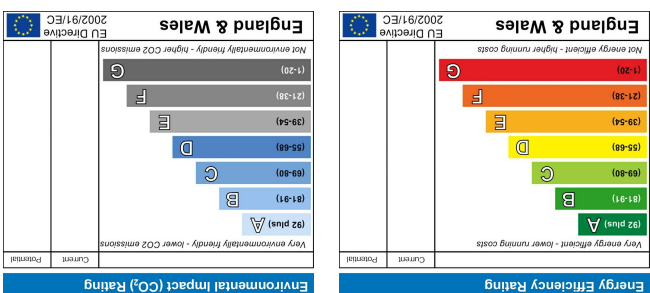
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



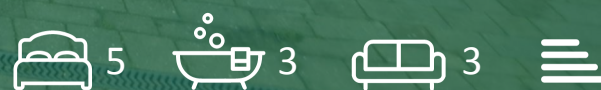
Area Map



Energy Efficiency Graph



Shefford Road,  
Clifton | Beds  
£750,000





#### Entrance Hall

Entrance door, under stairs cupboard, tiled floor, stairs leading to first floor.

#### Cloakroom

White suite comprising of low level w.c, wash hand basin, heated towel rail, tiled floor.

#### Study

11'1" x 8'11"

Window to side, radiator, fitted cupboard.

#### Inner Hall

11'1" x 8'2"

Opening into kitchen, door to lounge.

#### Kitchen/Breakfast Room

18'0" x 10'5"

A well fitted kitchen with a range of base and eye level units with granite top work surfaces, inset sink unit with mixer tap, Freestanding range cooker, integrated combi microwave, integrated fridge and dishwasher, inset spotlights, tiled floor, window to front.

#### Dining Room

11'5" x 7'8"

French doors to garden, radiator, wood flooring.

#### Utility Room

10'0" x 7'11"

Well fitted with a range of base and eye level units with roll top work surfaces, inset stainless steel sink unit with mixer tap, tiled floor, window and door to rear garden, personal door to garage.

#### Lounge

15'4" x 15'3"

A spacious room with bi folding doors to garden, window to side, two radiators.



#### Landing

Window to front, radiator, access to loft space.

#### Bedroom One

15'5" x 15'2"

Window to rear, radiator, Juliet balcony, door to:-

#### Ensuite

White suite comprising of large walk in shower enclosure, low level w.c and wash hand basin in vanity unit, tiled walls, tiled floor, heated towel rail.

#### Bedroom Two

15'1" x 11'10"

Window to rear, radiator.

#### Bedroom Three

13'11" x 8'0"

Window to front, radiator, access to loft space, door to:-

#### Ensuite

White suite comprising of panel enclosed bath, glass shower screen, low level w.c, wash hand basin in vanity unit, tiled floor, tiled walls, radiator, window to rear.

#### Bedroom Four

11'8" x 8'4"

Window to front, radiator.

#### Bedroom Five

9'3" x 9'1"

Window to side, radiator, larger double cupboard housing hot water tank and boiler.

#### Bathroom

White suite comprising of panel enclosed bath, wall mounted electric shower, low level w.c, wash hand basin in vanity unit, fully tiled walls, tiled floor, heated towel rail, window to front.

#### Front Garden

Block paved driveway providing off road parking for several cars, rest laid mainly to lawn with mature trees, gated access to rear.

#### Garage

19'0" x 8'2"

Electric roller door, power and light, plumbing for washing machine.

#### Rear Garden

A large, fully enclosed garden approximately 130ft in length. Spacious decked area leading onto lawn with a selection of mature trees and shrubs, garden shed, greenhouse, gated access to front.

#### Agents Notes

Freehold.

Council Tax Band E.

The owners have had solar panels and a battery system installed at the property which is included as part of the sale. Further details can be provided.

