

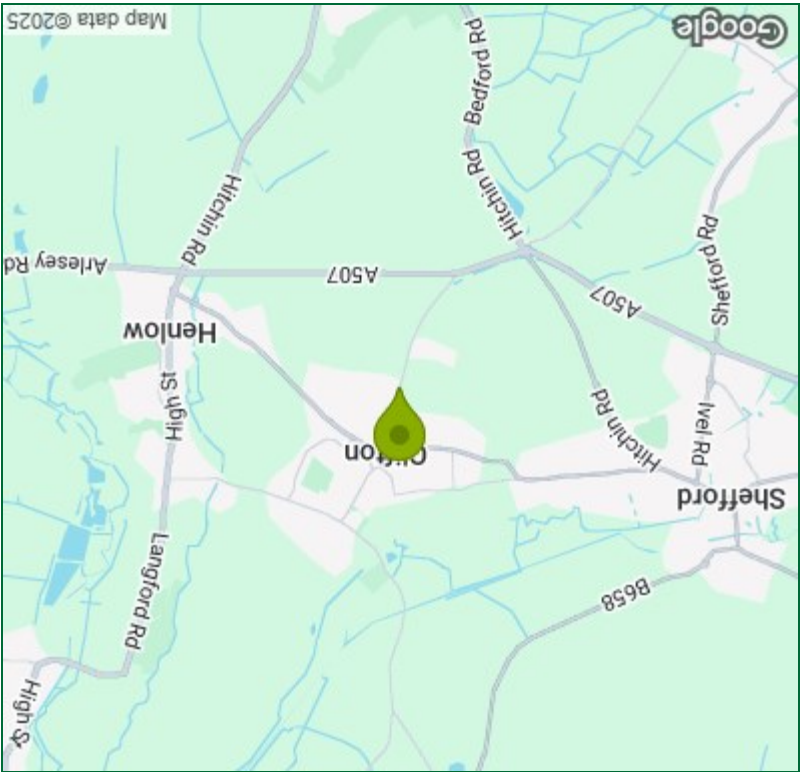
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.

GROUND FLOOR
1046 sq. ft. (97.2 sq.m.) approx.

Garage

1046 sq. ft. (97.2 sq.m.) approx.

Area Map



A truly stunning, two bedroom, detached Park home located on the popular Clifton Park Development. The home is presented in excellent order throughout and boasts a modern kitchen, spacious 20ft dual aspect living room, dining room, two double bedrooms and two modern shower rooms. Outside the property has ample parking and a garage.

Entrance Porch
Entrance door, storage cupboard, door to:-

Lounge
19'5" x 12'9"
French doors to garden, window to front, electric fire with wooden surround, two radiators.

Dining Room
13'2" x 9'11"
Two windows to front and side, two radiators, opening into:-

Kitchen
13'3" x 9'2"
A recently refitted kitchen with a range of base and eye level units with roll top work surfaces and matching upstands, integrated eye level double oven, one and half acrylic sink unit with mixer tap, integrated dishwasher, plumbing for washing machine, cupboard housing wall mounted gas boiler, window to side, door to rear garden.

Inner Hall
Airing cupboard, additional storage cupboard, doors to both bedrooms and bathroom.



Bedroom One
12'5" x 9'7"
Dual aspect room with windows to front and side, radiator, fitted range of wardrobes, door to:-

En-suite
A modern, refitted suite comprising of fully enclosed shower cubicle, low level w.c and wash hand basin in vanity unit, radiator, window to front.

Bedroom Two
Dual aspect room with windows to side and rear, radiator, fitted cupboards with built in fold down beds.

Shower Room
A modern white suite comprising of double shower cubicle with fully tiled walls, low level w.c, wash hand basin, heated towel rail, window to rear.

Front Garden
Large frontage laid mainly to lawn with a variety of small trees, steps up to front door.

Rear Garden
Paved patio area leading on to small lawned area, path leading to rear door and garage.

Garage and Driveway
19'6" x 9'0"
Block paved driveway providing off road parking for two cars, garage with electric up and over door, personal door to side, power and light.

Agents Notes
Service charge £202.84 per month reviewed annually.
Water rates and ground rent included in service charge.
Garage is fully owned by the vendor.
Council tax band A.
Leasehold.
Over 55's development for park home ownership and over 28's for permanent residence.
No pets allowed on site.

