



**Clifton Mews, Kentford CB8 7FF**

**Guide Price £295,000**

**MA**

Morris Armitage

01638 560221

[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

## Clifton Mews, Kentford CB8 7FF

A surprising spacious modern family home standing within this select development and enjoying a sizeable corner plot position.

Incredibly deceptive, this property offers tremendous size rooms throughout including entrance hall, cloakroom, living room/dining room, kitchen, utility room, THREE DOUBLE BEDROOMS, ensuite to master and a family bathroom.

Externally the property offers attractive size gardens and integral garage.

### Entrance Hall

Generous entrance hall with half glazed front door and obscured, full height windows either side. Under stair cupboard. Radiator. Stairs to first floor. Doors leading to kitchen, living room and cloakroom.

### Kitchen 11'3" x 7'10" (3.44m x 2.40m)

Range of modern, matching eye and base level cupboards with worktop over. Stainless steel 1 1/4 bowl sink and drainer with mixer tap over. Integrated double oven with inset electric hob and stainless steel extractor over. Integrated dishwasher. Integrated fridge/freezer. Attractively tiled splashbacks throughout working areas. Tiled flooring. Window overlooking rear garden. Doors leading to utility room and entrance hall.

### Utility Room 12'0" x 6'4" (3.67m x 1.94m)

Generous utility room with a range of modern eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Window overlooking rear garden. Space and connection for washing machine. Attractively tiled splashbacks throughout working areas. Tiled flooring. Glazed door leading to rear garden. Door to kitchen.

### Living Room 23'6" x 13'10" (7.17m x 4.22m)

Spacious living room with dual aspect French doors leading to rear garden. Window overlooking rear garden. Radiator. Double glazed doors leading to entrance hall.

### Cloakroom

White suite comprising low level W.C., pedestal hand basin with mixer tap over and tiled splashback. Tiled flooring. Ladder style radiator. Obscured window. Door to entrance hall.

### Landing

Spacious landing with window overlooking front aspect. Airing cupboard. Radiator. Doors leading to all bedrooms and bathroom. Stairs to ground floor.

### Bedroom 1 16'8" x 11'11" (5.10m x 3.64m)

Generous double bedroom with window overlooking rear aspect. Velux window. Radiator. Doors to en suite and landing.

### En Suite 8'3" x 5'9" (2.53m x 1.77m)

White suite comprising low level W.C., hand basin with mixer tap over and panelled bath with mixer tap and shower attachment. Tiled throughout wet areas. Tiled flooring. Velux window. Door to bedroom 1.

### Bedroom 2 12'3" x 12'2" (3.74m x 3.73m)

Spacious double bedroom with window overlooking side aspect. Radiator. Door to landing.

### Bedroom 3 17'0" x 8'9" (5.20m x 2.68m)

Spacious double bedroom with dual aspect windows. Radiator. Door leading to landing.

### Bathroom

White suite comprising low level W.C., hand basin with mixer tap over and panelled bath with mixer tap over. Tiled throughout wet areas. Tiled flooring. Ladder style radiator. Velux window. Door to landing.

### Outside- Front

Hardstanding driveway leading to integral garage. (5.20m x 2.71m/17'12 x 8'11")

### Outside - Rear

Enclosed rear garden with patio area leading from living room and utility room. Mainly laid to lawn with some mature shrub planting. Raised decking area with pergola over.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Terraced House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 124 SQM

Parking - Integral Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

Broadband Type - Ultrafast available,

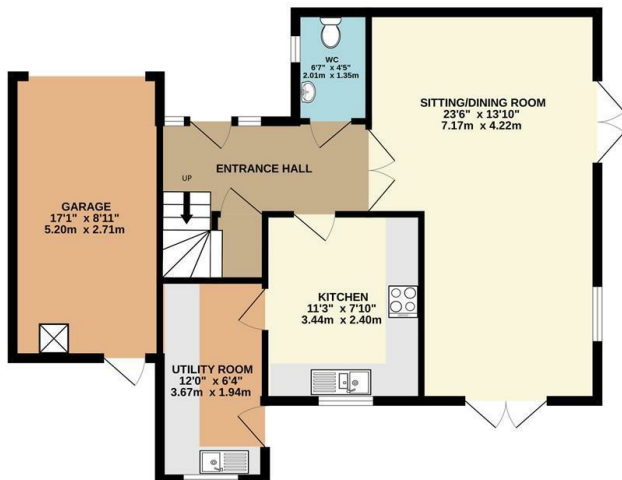
1000Mbps download, 220Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

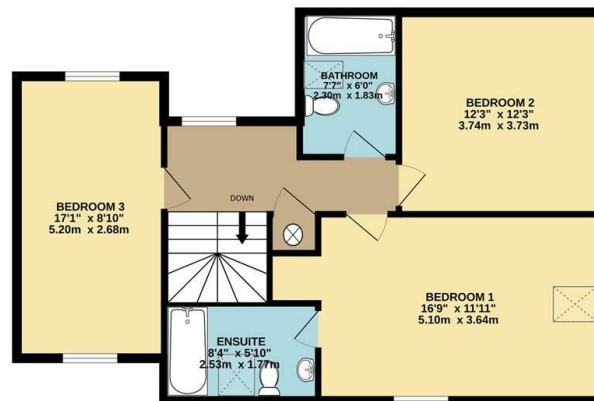
Rights of Way, Easements, Covenants - None that the vendor is aware of



GROUND FLOOR  
751 sq.ft. (69.8 sq.m.) approx.

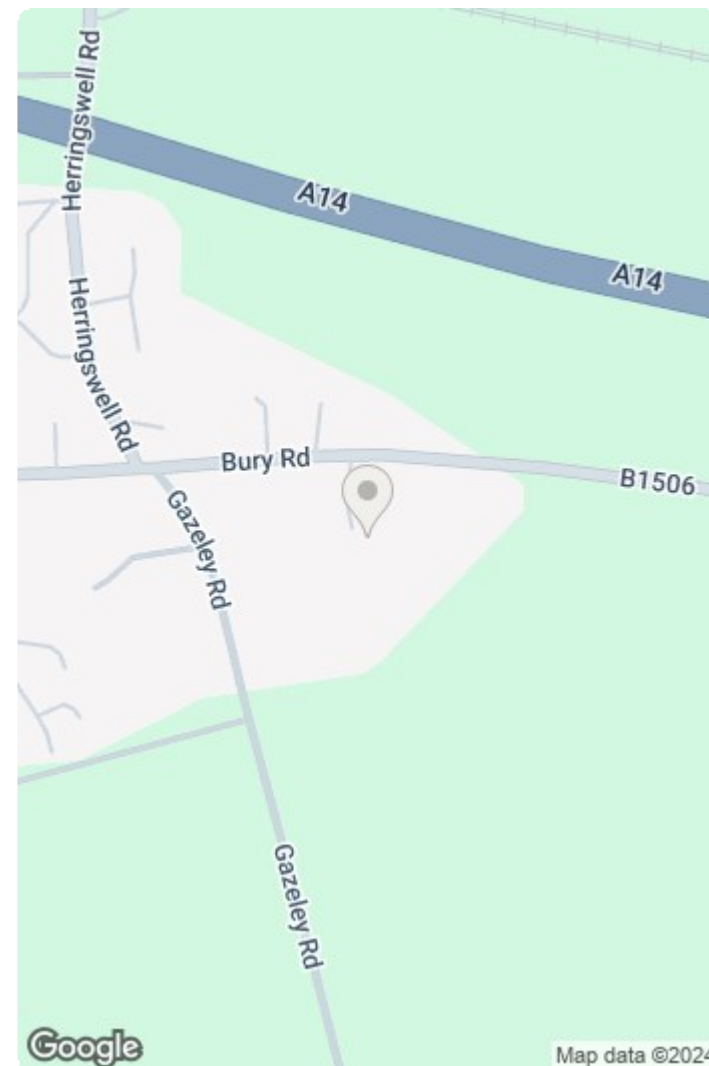


1ST FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 1472 sq.ft. (136.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2024



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A2 (91-93)			A2 (91-93)		
A (81-91)			B (71-81)		
B (69-81)			C (51-61)		
C (64-69)			D (41-51)		
D (59-64)			E (31-41)		
E (54-59)			F (21-31)		
F (49-54)			G (1-21)		
G (44-49)			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

