



## Clements End Road

Studham, LU6 2NG

Sunset Meadow forms part of this private, select and gated development of only three houses situated in the heart of Studham village, enjoying a picturesque semi-rural location. Offering very spacious versatile accommodation boasting impressive contemporary living.

The property occupies a generous plot and is designed in such a way to enjoy the tranquil views over open countryside.

**Guide price £1,999,995**

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- Only 3 years old built to an extremely high specification throughout
- Versatile living space
- Countryside living
- Private gated development of only three houses
- Double Garage & ample parking
- Circa 3,800 sq ft
- A plot of circa half an acre

## Hall

## Reception Hall

14'11" x 11'6" (4.57m x 3.52)

## Kitchen/Lounge/Family Dining Room

37'11" x 16'0" (11.58m x 4.88m)

## Utility Room

8'2" x 7'10" (2.50m x 2.41m)

## WC

## Snug

## Bedroom

16'2" x 14'2" (4.94m x 4.34m)

## En-Suite Shower

## Study

11'6" x 10'2" (3.51m x 3.12m)

## Bedroom

18'5" x 16'1" (5.62m x 4.92m )

## Bedroom Two

25'1" x 16'2" (7.66m x 4.93m)

## En-Suite Bathroom

## Bedroom Three

18'4" x 16'2" (5.61m x 4.93m)

## En-Suite Shower

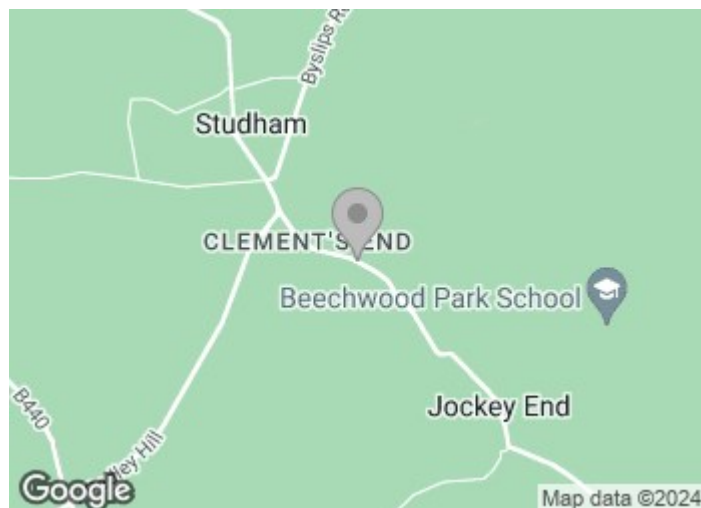
## Master Bedroom

27'3" x 15'10" (8.33m x 4.85m)

## En-Suite Bathroom and Shower

## Morning/Dressing Room

16'1" x 8'4" (4.91m x 2.55m)







# Floor Plan

Approximate Gross Internal Area  
 Ground Floor = 202.7 sq m / 2,182 sq ft  
 First Floor = 150.3 sq m / 1,618 sq ft  
 Total = 353.0 sq m / 3,800 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	