



9 Clipson Close
Burton Latimer, NN15 5GH



Simpson & Partners

Impressive Four-Bedroom Detached Home in a Desirable Location

Situated in the sought-after Clipson Close area of Burton Latimer, this attractive four-bedroom detached home offers spacious, modern living, making it an ideal choice for families.

The property boasts a generous 20ft lounge featuring a stylish media wall and double doors opening onto the rear garden, alongside an impressive 18ft contemporary fitted kitchen/diner, complete with built-in oven and hob and double doors leading directly out to the rear garden. A separate utility room and convenient downstairs WC add to the practicality of the home, while a dedicated study provides the perfect space for home working or additional flexibility for family life.

Upstairs, there are four well-proportioned double bedrooms, with the master bedroom benefiting from built-in wardrobes and a private en suite shower room.

Externally, the property enjoys a low-maintenance rear garden featuring timber fencing and a patio area, ideal for outdoor dining and entertaining. To the front, there is off-road parking and a garage, providing valuable additional parking and storage options.

Combining generous living spaces, modern conveniences and practical outdoor features in a desirable residential location, this superb detached home offers an excellent opportunity for buyers seeking comfortable and contemporary family living in Burton Latimer.

Offers In Excess Of £450,000



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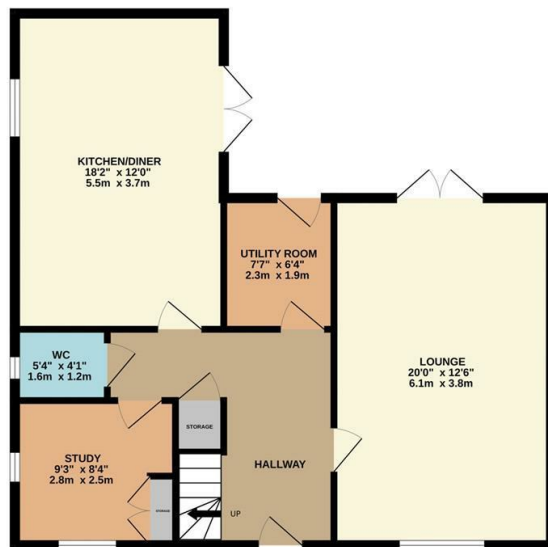


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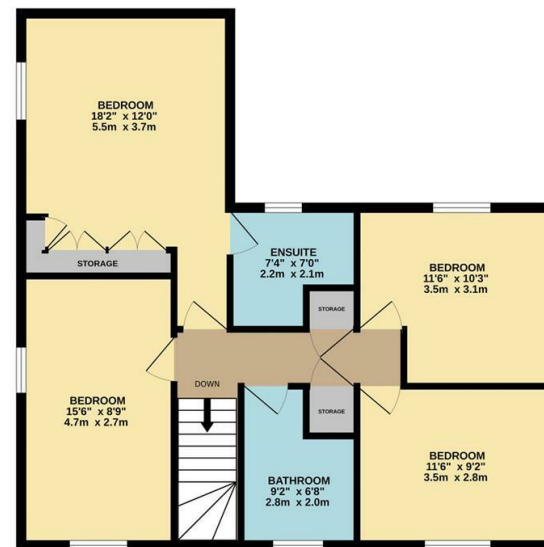


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GROUND FLOOR



1ST FLOOR



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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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