

CHRIS MACSWEENEY

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Broad Street

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Broad Street

Guide Price - £935,000

An extended family home offering a wealth of character, presented in excellent order throughout

A substantial property offering all the convenience of modern day living combined with old world charm in the form of exposed timbers and inglenook fireplaces. Conveniently located close to good local schools, shops and pubs that are all integral to life in this sought-after Bedfordshire village.

MEASUREMENTS (Main Rooms)

DINING ROOM – 12'6 x 11'7 (3.81m x 3.53m)

SITTING ROOM 18'3 x 13'1 (5.56m x 3.99m)

FAMILY ROOM 16'7 x 10'0 (5.05m x 3.06m)

PLAY ROOM 13'0 x 11'7 (3.96m x 3.53m)

STUDY 12'11 x 9'6 (3.94m x 2.90m)

**KITCHEN/BREAKFAST 18'7 x 12'3 (5.66m x 3.73m)
maximum**

**MASTER BEDROOM 14'1 x 12'2 (4.29m x 3.71m)
maximum**

DRESSING ROOM 12'9 x 11'2 (3.89m x 3.40m)

**BEDROOM TWO 16'4 x 16'2 (4.98m x 4.93m)
maximum**

BEDROOM THREE 13'0 x 11'8 (3.96m x 3.56m)

BEDROOM FOUR 12'5 x 11'8 (3.78m x 3.56m)

BEDROOM FIVE 13'0 x 9'5 (3.96m x 2.90m)

Accommodation

Ground floor

An entrance porch gives access the first of five reception rooms, of which four boast a brick built fireplace with log burners in two. Beyond these rooms houses a modern and recently fitted kitchen/breakfast room with 'Neff' appliances, granite work surfaces and bifolding doors. In addition to this there is a separate utility room with adjacent plant room and shower room with WC. Underfloor heating spans the entire ground floor and is fueled by a ground source heat pump that is run with the added benefit of a renewable heat incentive that runs until 2028.

First Floor

The accommodation on this level largely mirrors the ground floor and also benefits from underfloor heating.

The five bedrooms are all double sized with four further benefitting from a private ensuite shower room with the master bedroom also enhanced by a large dressing room with fitted wardrobes and ample space for extra cupboards and mirrors.

Outside

A generous rear garden is laid mainly to grass with a patio and brick walled/fenced boundaries. The front offers driveway parking for three cars and a single garage with power and plumbing.

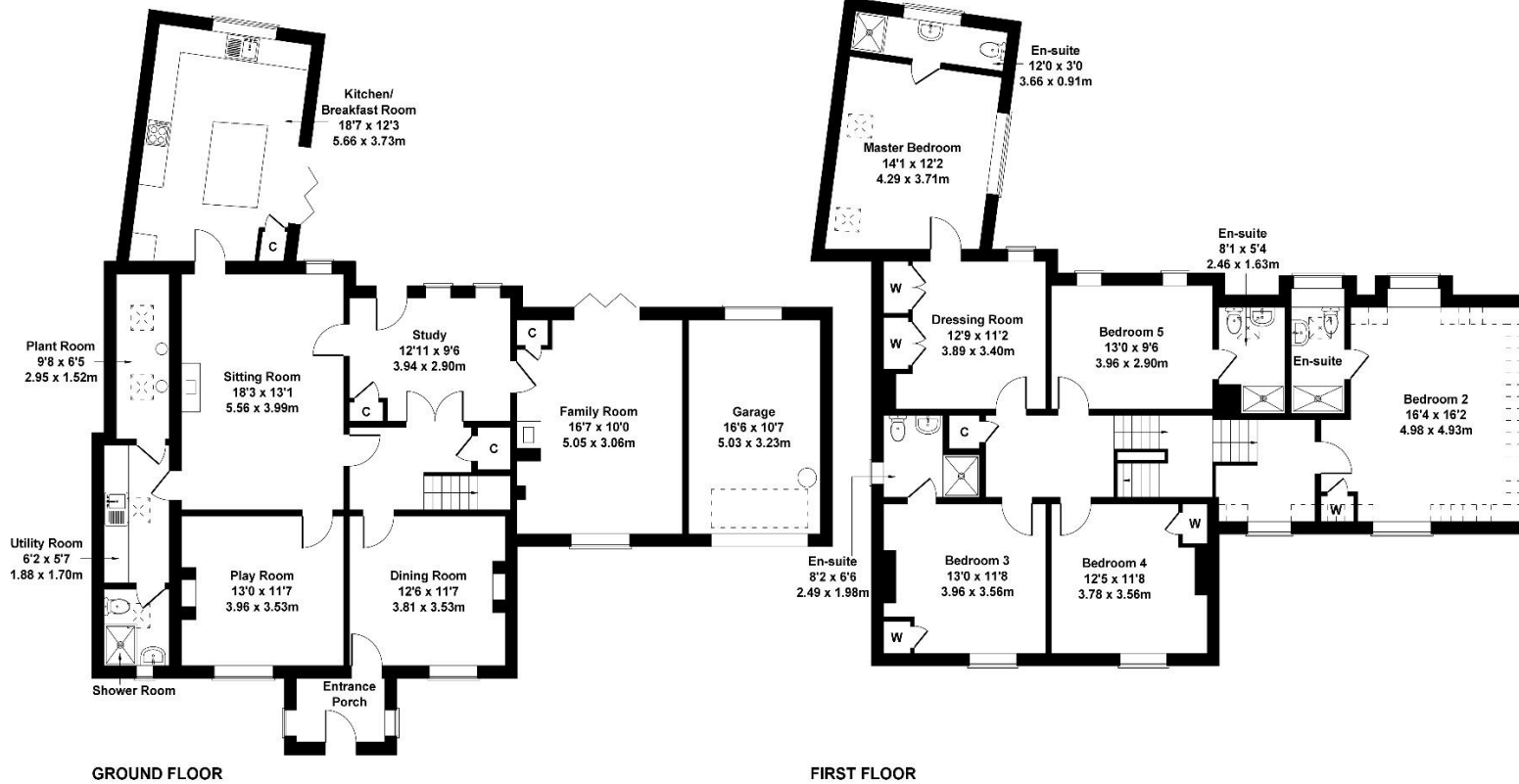


Call Chris MacSweeney to arrange a viewing on 07468 48 88 18

FLOORPLAN

Broad Street

Approximate Gross Internal Area
3057 sq ft - 284 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.