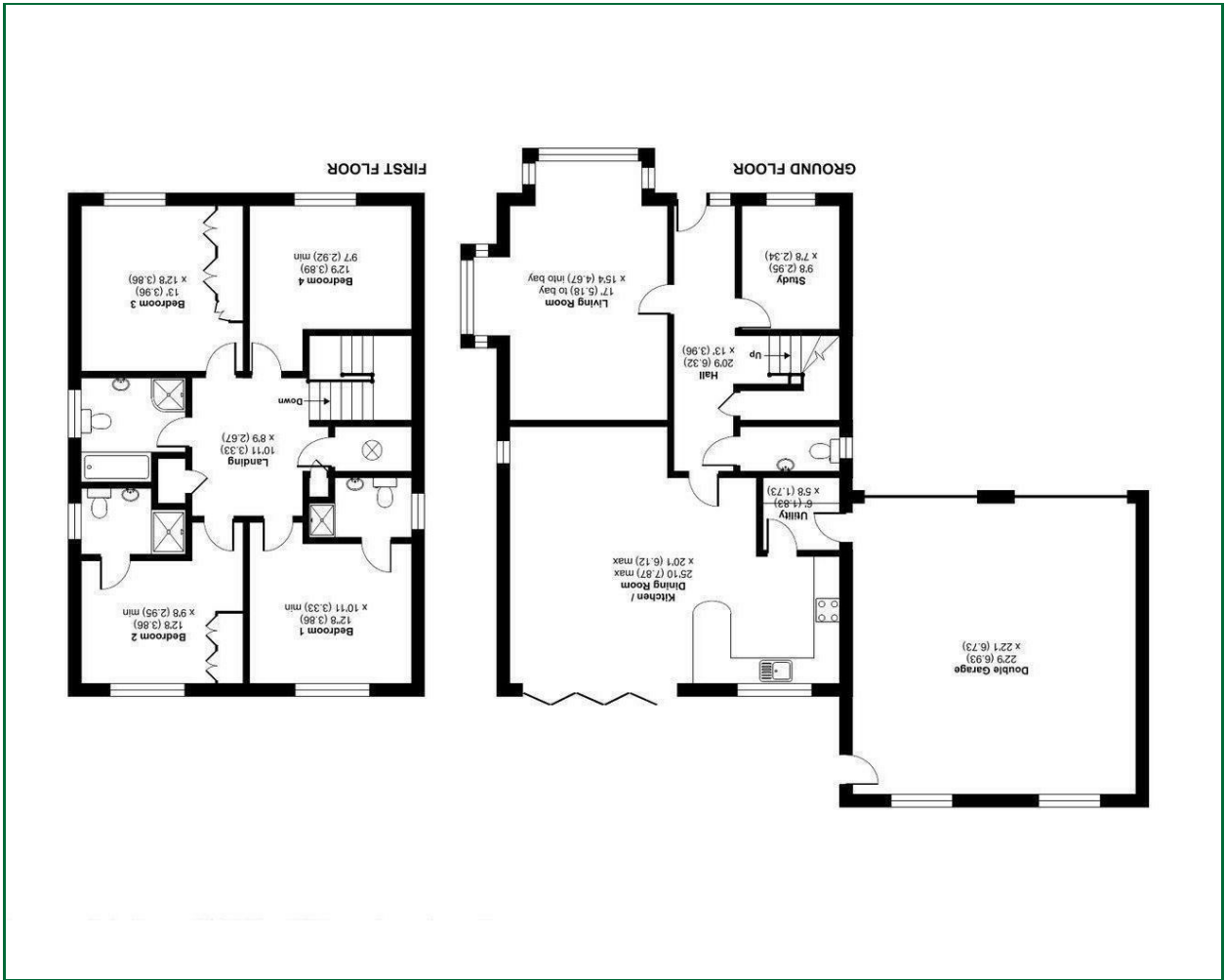


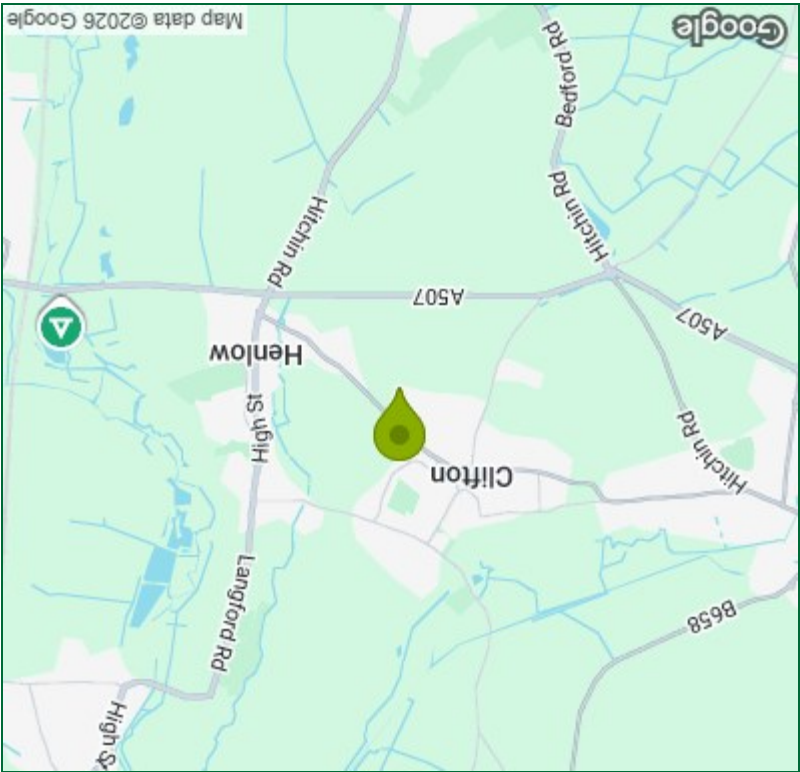


Earl Close,
Clifton | Beds
£775,000

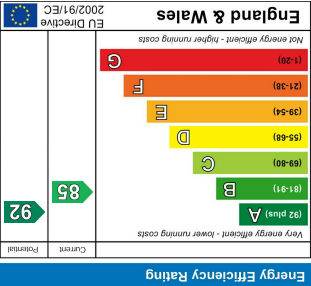
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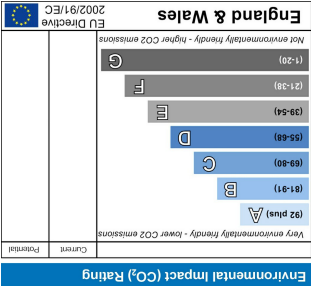
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Shefford Office on 01462 814087

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Entrance Hall
Entrance door, stairs leading to first floor with glass balustrade, under stairs storage cupboard, tiled floor, radiator.

Living Room
16'11" x 15'3"
Dual aspect room with windows to front and side, two radiators.

Study
9'8" x 7'8"
Window to front, radiator.

Cloakroom
White suite comprising of low level w.c, wash hand basin in vanity unit, radiator, tiled floor, window to side.

Kitchen/Dining/Family Room
25'9" x 20'0"
A well fitted kitchen with a range of base and eye level units with quartz work tops and matching upstands, one and half inset sink unit with mixer tap, built in electric oven, microwave and induction hob, integrated fridge/freezer, dish washer and wine cooler, tiled floor, inset spotlights, two radiators, windows to rear and side, bi-folding door to garden.

Utility Room
6'0" x 5'8"
Fitted with a range of eye and base level units with quartz worktops and matching upstands, plumbing for washing machine, radiator, tiled floor, door to garage.



Landing
Access to all first floor rooms, airing cupboard housing hot water tank, access to loft space, radiator, window to side.

Bedroom One
12'7" x 10'11"
Window to rear, radiator, fitted wardrobes, door to:-

En suite
White suite comprising of fully tiled shower cubicle, low level w.c, wash hand basin in vanity unit, part tiled walls, tiled floor, heated towel rail, window to side.

Bedroom Two
12'7" x 9'8"
Fitted wardrobes, radiator, window to rear.

En suite
White suite comprising of fully tiled shower cubicle, low level w.c, wash hand basin in vanity unit, part tiled walls, tiled floor, heated towel rail, window to side.

Bedroom Three
12'11" x 12'7"
Window to front, radiator, fitted wardrobes.

Bedroom Four
12'9" x 9'6"
Window to front, radiator.

Bathroom
White suite comprising of panel enclosed bath with mixer tap, fully tiled shower cubicle, low level w.c, wash hand basin with vanity unit, part tiled walls, tiled floor, heated towel rail, window to side.

Front Garden
Block paved driveway providing off road parking for several cars and leading to double garage, pathway to front door, well stocked flower bed borders.

Rear Garden
A large, fully enclosed garden laid mainly to lawn, paved patio area, well stocked borders, additional patio area with pergola, gated access to front.

Double Garage
22'8" x 22'0"
Two, electric up and over doors, eave storage space, two windows to rear, wall mounted gas boiler, personal door to rear garden.

Agents Notes
Freehold.
Council Tax Band
Annual service charge fee of £500 per annum.

