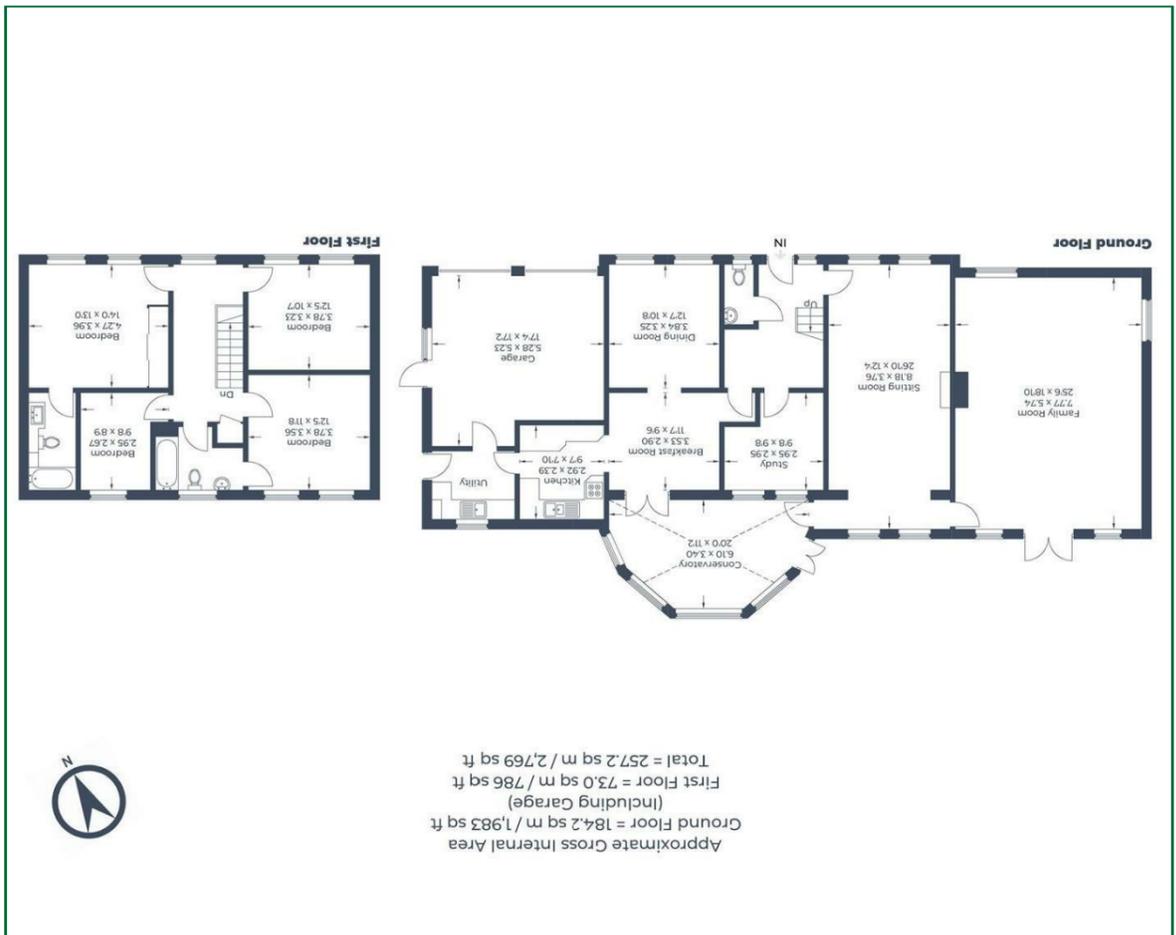




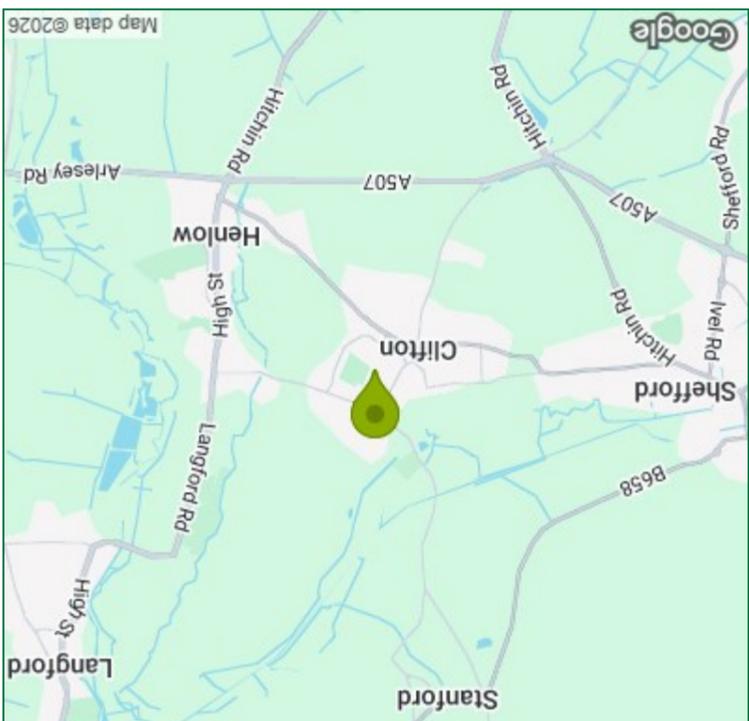
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

If you wish to arrange a viewing appointment for this property or require further information, please contact our Shefford Office on 01462 814087

Viewing



Floor Plan



Area Map

Energy Efficiency Rating	
A	Very energy efficient - lower running costs
B	
C	
D	
E	
F	
G	Not energy efficient - higher running costs

Environmental Impact (CO ₂) Rating	
A	Very environmentally friendly - lower CO ₂ emissions
B	
C	
D	
E	
F	
G	Not environmentally friendly - higher CO ₂ emissions

Energy Efficiency Graph



Clifton House Close,
Clifton | Beds
£950,000



Entrance Hall

Entrance door, window to front, fitted cupboard, radiator.

Cloakroom

Suite comprising of low level w.c, pedestal wash hand basin, part tiled walls, radiator, window to side.

Study

9'8" x 9'8"
Window to rear, radiator.

Breakfast Room

11'5" x 9'6"
French doors to conservatory, fitted wall mounted units, opening into:-

Dining Room

12'6" x 10'8"
Two windows to front, radiator.

Kitchen

9'5" x 7'9"
Fitted kitchen with a range of base and eye level units with work surface over, one and a half porcelain sink unit, integrated appliances including dish washer, eye level double oven, microwave, hob with extractor hood over, tiled splash back, window to rear.

Utility

8'4" x 6'9"
Fitted base units with stainless steel sink and mixer tap, plumbing for washing machine, cupboard housing wall mounted boiler, window to rear, tiled floor, door to side, personal door to double garage.

Conservatory

20'0" x 11'9"
Brick and uPVC construction, two radiators, French doors to garden, door to lounge.



Sitting Room

25'6" x 12'4"
Dual aspect room with windows to front and rear, two radiators, gas effect fire with stone surround.

Family Room

25'7" x 18'9"
Triple aspect room with windows to front and side and French doors to rear garden, three radiators, brick build fire place with freestanding log burner.

Landing

Window to front, radiator, access to loft space, airing cupboard housing hot water tank, radiator.

Bedroom One

14'2" x 12'7"
Two windows to front, radiator, fitted sliding door wardrobes, door to:-

En-suite

9' 6" x 5' 2"
Suite comprising of panelled bath with mixer tap, low level w.c and wash hand basin in vanity unit, heated towel rail, fully tiled walls, spotlights, window to rear.

Bedroom Two

12'5" x 11'5"
Two windows to rear, radiator, door to Jack and Jill bathroom.

Bedroom Three

12'5" x 10'9"
Two windows to front, radiator.

Bedroom Four

9'7" x 6'9"
Window to rear, radiator.

Bathroom

Suite comprising of panel enclosed bath with mixer tap, wall mounted shower, pedestal wash hand basin, low level w.c, fully tiled walls, heated towel rail, window to rear.

Front Garden

Block paved driveway providing off road parking for several cars, path leading to front door, rest laid mainly to lawn, variety of mature trees, gated access to rear.

Double Garage

17'3" x 17'1"
Two up and over doors, power and light, window to side, door to side, door to utility room.

Rear Garden

A good sized, fully enclosed mature garden laid mainly to lawn with large paved patio area, flower beds and a variety of trees and shrubs, gardeners shed with power and lighting, storage shed.

Agents Notes

Freehold.
Council Tax Band G.

