



**Kennedy  
& Foster**

Hillcroft  
68 New Road  
Clifton  
SG17 5JL  
**OIEO £800,000**

- STUNNING FIELD VIEWS
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- HIGH GLOSS KITCHEN
- DUTCH STYLE HOUSE
- AMPLE PARKING
- APPROX 1.34 ACRES
- TWO GOOD SIZE STORAGE BARNES
- GATED ACCESS



We are very pleased to bring to the market this unique Dutch style detached home. The property has been renovated to a high standard and views over a large garden and open fields. The land itself is a great space and could even consider a business opportunity for log cabins or glamping style (subject to planning). This family home should be viewed at the earliest opportunity through Kennedy & Foster Limited.

#### **PARTICULARS**

Double glazed front door with glazed panel to the side leading into:

#### **RECEPTION HALL**

Stairs to first floor landing, laminate flooring, uPVC double glazed window to front. Doors to:

#### **CLOAKROOM**

Low level W.C, basin with cupboard under, laminate flooring.

#### **LOUNGE**

15' 09" x 10' 11" (4.8m x 3.33m) Bifold doors opening onto composite decking with uninterrupted views over fields and your amazing gardens of approx. 1.34 acres. A truly stunning experience. Vertical radiator, laminate flooring, feature uPVC double glazed window to side.

#### **DINING ROOM**

11' 09" x 11' 05" (3.58m x 3.48m) Log burner, uPVC double glazed window to front, built in shelved storage cupboards, laminate flooring.

#### **KITCHEN**

11' 4" x 10' 9" (3.45m x 3.28m) A range of high gloss base and wall mounted units with granite work top surfaces. Stainless steel sink and drainer. Neff oven and grill. Gas hob and extractor over. Built in dishwasher. Potterton wall mounted boiler. Double glazed window to the side. Double glazed patio door leading onto the terrace. Tall radiator. Tiled flooring. recessed lighting. Built in fridge and freezer. Space and plumbing for washing machine.

#### **FIRST FLOOR LANDING**

Loft, uPVC double glazed feature window with views over fields to the front. Doors to:

#### **BEDROOM**

12' 10" x 11' 11" (3.91m x 3.63m) Radiator, uPVC double glazed window to front with views over fields, coving to ceiling.

### **BEDROOM**

12' 11" x 9' 08" (3.94m x 2.95m) uPVC double glazed window to rear with stunning views.

### **BEDROOM**

11' 10" x 9' 7" (3.61m x 2.92m) Built in cupboard, radiator, uPVC double glazed window to rear with stunning views.

### **BEDROOM**

12' 11" x 9' 06" (3.94m x 2.9m) uPVC double glazed window to front with views over fields, radiator, coving to ceiling.

### **BATHROOM**

Bath with mixer tap and hand shower attachment, baron with drawer under, heated towel rail, frosted uPVC double glazed window to rear.

### **SEPARATE W.C**

Low level W.C, wash hand basin cupboard under.

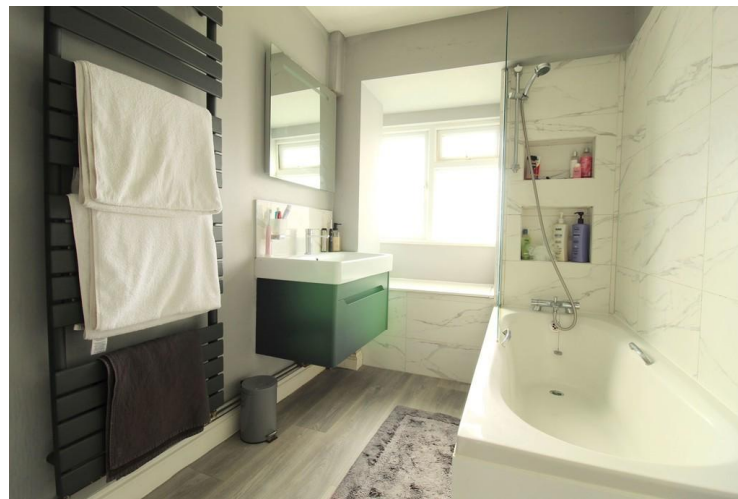
### **EXTERNALLY**

#### **FRONT**

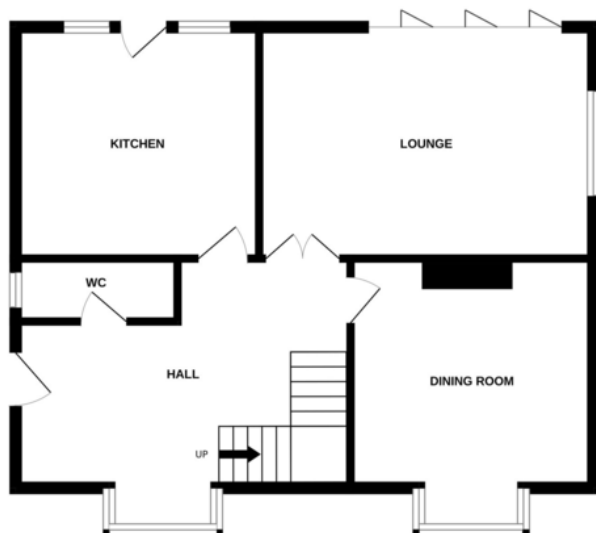
Gated access leading to shingled parking for numerous cars and further shingled parking to side and rear of property if required.

#### **REAR GARDEN**

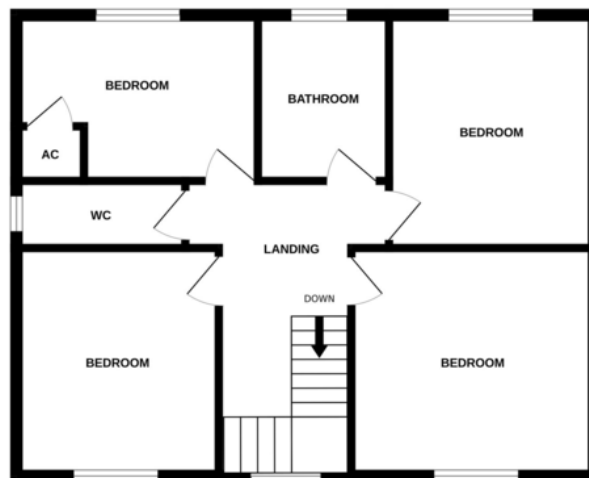
Large composite patio area with power and lighting. Large lawned garden of over an acre with hedging on both sides and mature trees. Large dog pen and two good sized storage barns. Stunning open field view to the side.



GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR  
587 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.5 sq.m.) approx.

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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### COUNCIL TAX BAND

Tax band F

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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