



38 Haycock Gardens • Clifton • Shefford • Bedfordshire • SG17 5QN

Guide Price £850,000

Charter Whyman

TOWN & VILLAGE HOMES





SPLENDID MODERN HOME OUTSTANDING PART OPEN-PLAN LIVING VIEWS OVER OPEN FARMLAND TO THE FRONT

THE PROPERTY

This impressive detached house is a modern interpretation of a traditional hall house. The central entrance hall boasts an attractive turning staircase rising to the galleried landing above; to the left is the sitting room and to the right, the study. The 'pièce de résistance' is the splendid open-plan family room/dining room/kitchen/breakfast room across the rear with two tri-fold doors to the garden. The utility room and cloakroom/WC complete the ground floor. There are no fewer than five bedrooms leading off the galleried landing, two with their own en suite shower room. A superb family bathroom with both shower cubicle and bath serves the other three bedrooms.

Built just five years ago, the house benefits from the latest standards of insulation, double-glazing and highly efficient gas fired central heating system which all contribute to its impressive EPC rating. The boiler is located in the attached double garage and supplies the underfloor heating to the ground floor and the radiators on the first.

THE OUTSIDE

The house stands in a plot measuring approximately 73' by 64' (22.3m x 19.5m) overall and is approached via a block-paved roadway serving just two properties. The front garden is laid to lawn with rose bushes. The private herring-bone brick-paved driveway provides off-street parking for two cars and leads to the attached double garage. A gate leads to the very pleasant rear garden, which is well screened by 6' walls and fences and is some 32' (9.77m) in depth. It is laid to lawn with paved patio with a gazebo over, herbaceous borders and ornamental shrubs. A west facing gazebo style garden shelter with opening sides and decking floor catches the afternoon and evening sun.

The house fronts on to an extensive and well maintained open green, which wraps around to the side. A service charge of c£300 pa is payable for the maintenance of this area. The house faces south, enjoying views over open farmland.

THE LOCATION

The house is located on the southern edge of the attractive Bedfordshire village of Clifton, which dates back to the 10th Century. Conveniently situated close to the border with Hertfordshire and just to the north of the A507, which runs east to west linking the A1 (M) and the M1. The village provides good local facilities including a village stores/post office, butcher, two pubs, hairdresser and primary school with pre-school. The highly regarded Samuel Whitbread Academy provides secondary and sixth form education and is located to the west of the village on the road to the neighbouring small town of Shefford. Bedford, Hitchin, Letchworth Garden City, Baldock and Biggleswade are all within a 12 mile radius.

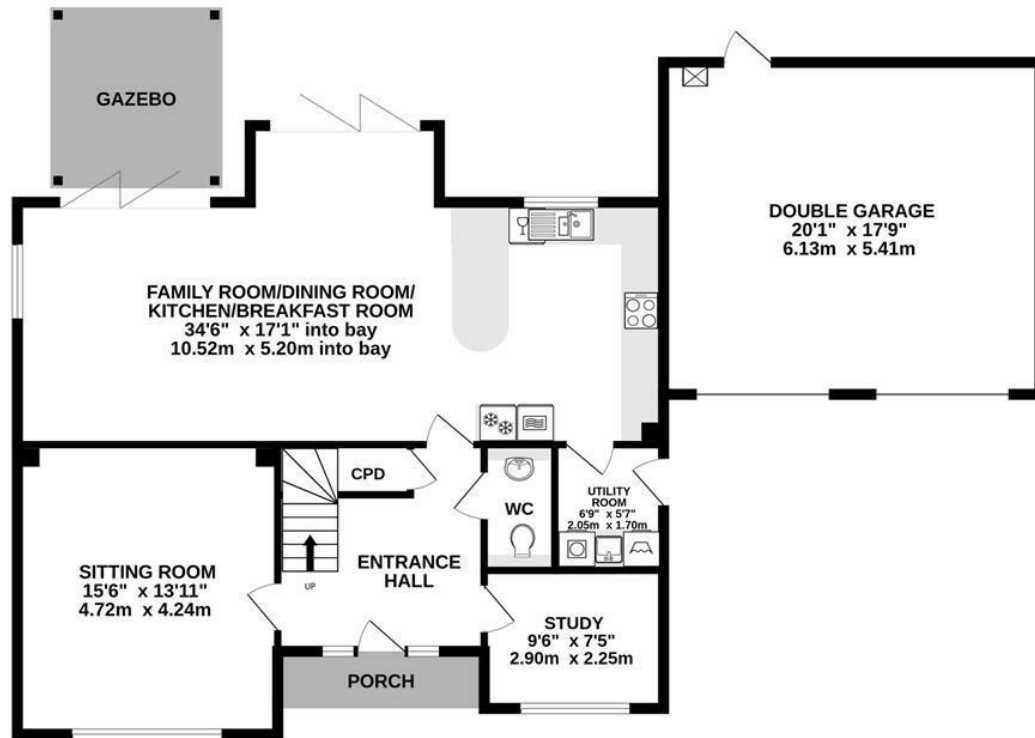
The nearest mainline railway station is just over two miles away at Arlesey, on the East Coast mainline. Regular services run throughout the day and the fastest journeys to London St Pancras take just 39 minutes.



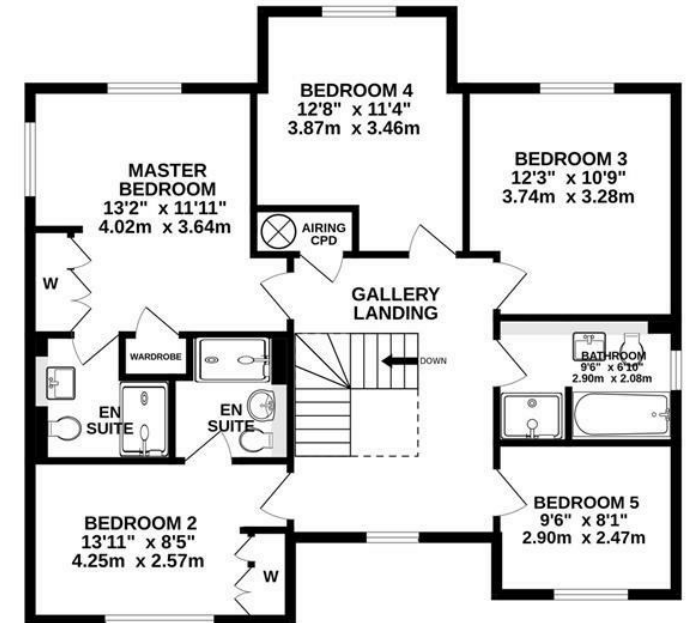




GROUND FLOOR
956 sq.ft. (88.8 sq.m.) approx.



1ST FLOOR
955 sq.ft. (88.8 sq.m.) approx.



THE FLOOR AREA DOES NOT INCLUDE THE DOUBLE GARAGE OR GAZEBO.

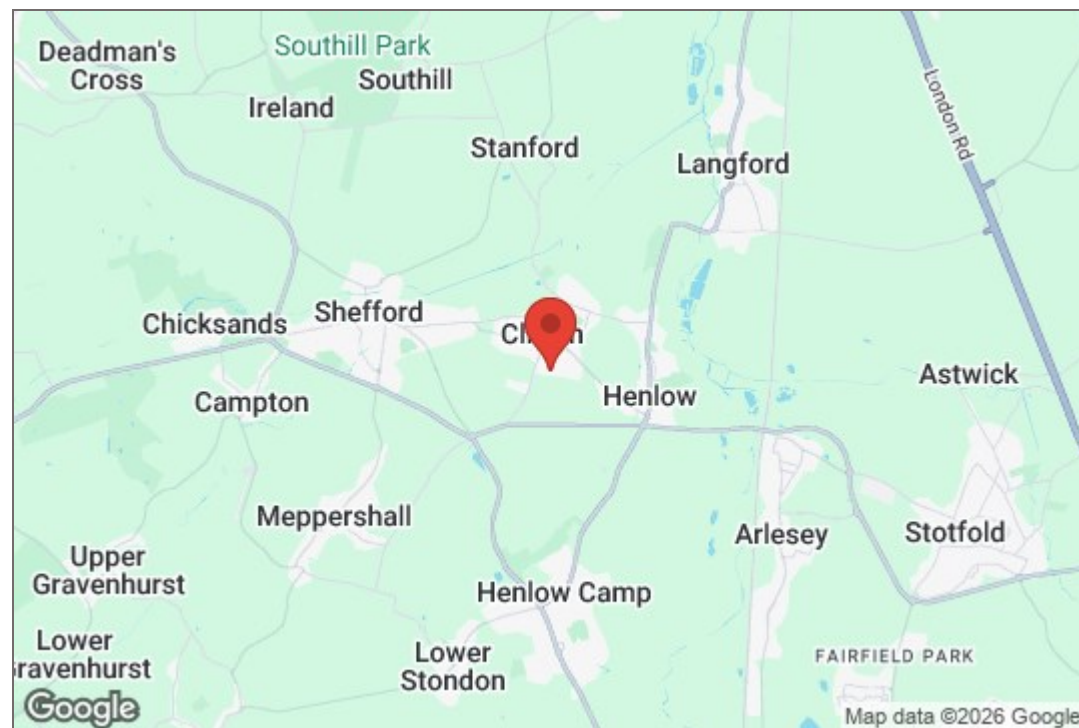
TOTAL FLOOR AREA : 1911 sq.ft. (177.6 sq.m.) approx.

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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area *may* include the garage and other areas outside the living space. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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TENURE

FREEHOLD

RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

CONSTRUCTION

Insulated cavity with brick outer skin, under a tiled pitched roof.

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

EPC RATING

Band - B

BROADBAND SPEED

A choice of provider claiming up to 1,800 Mbps.

MOBILE SIGNAL

Most providers claim up to 5G coverage.

LOCAL AUTHORITY

Central Bedfordshire Council
Priory House, Monks Walk
Chicksands
Shefford
Bedfordshire SG17 5TQ

Tel: 0300 300 8301
www.centralbedfordshire.gov.uk

COUNCIL TAX

Band - G

CONSERVATION AREA

The property is not located within a Conservation Area.

FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

VIEWING APPOINTMENTS

All viewing and negotiations strictly through
Charter Whyman.

Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

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www.charterwhyman.co.uk