

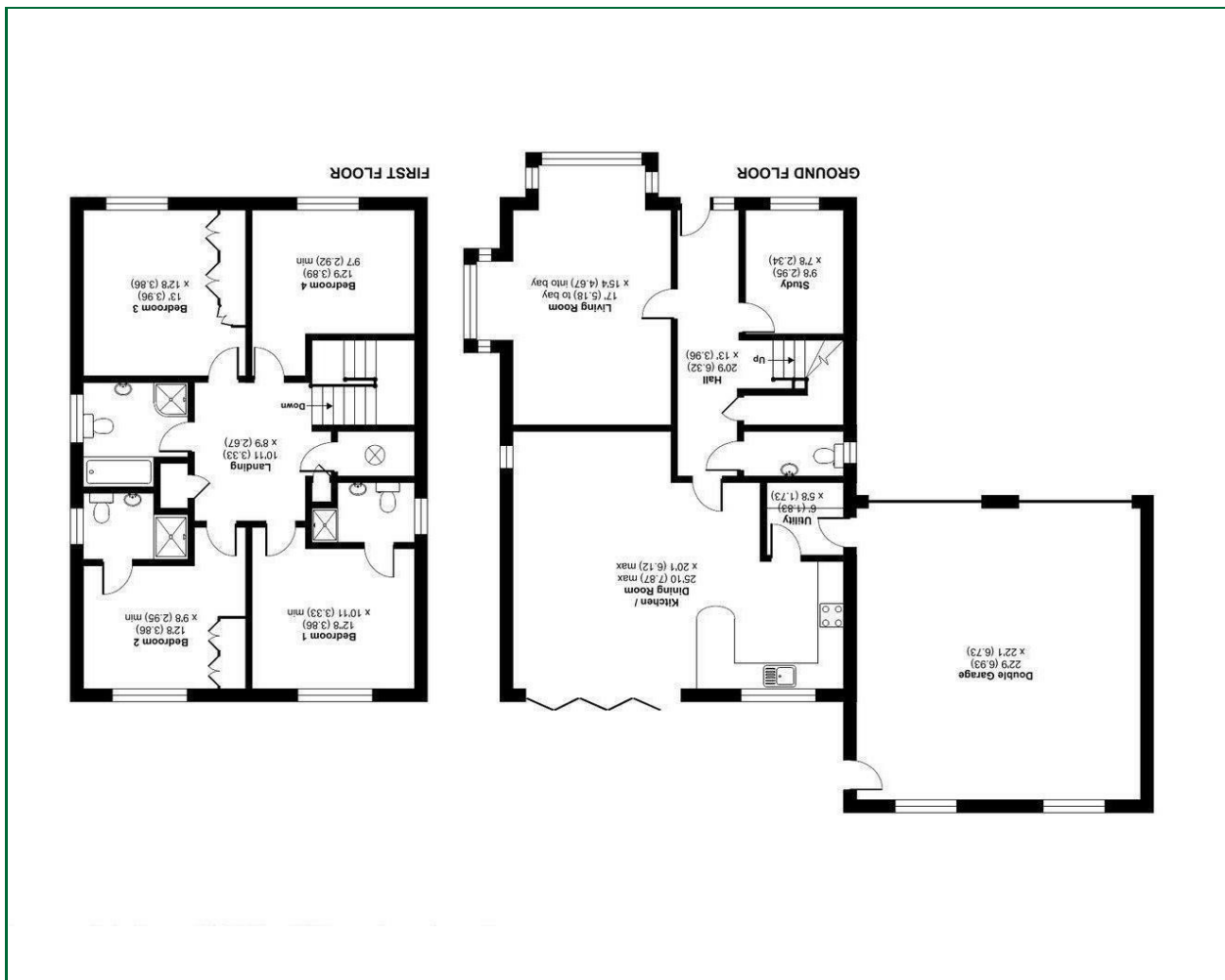


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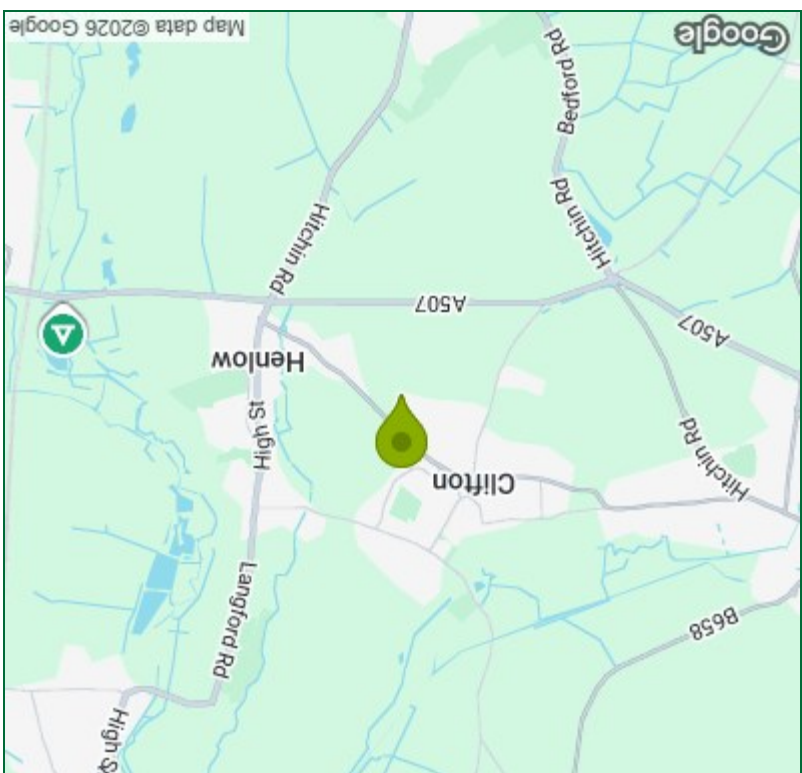
If you wish to arrange a viewing appointment for this property or require further information.

Please contact our Shefford Office on 01462 814087

Viewing



Floor Plan



Area Map

Energy Efficiency Rating	
Current	Potential
92	85

Energy Efficiency Graph

Environmental Impact (CO ₂) Rating	
Current	Potential
G	G

Environmental Impact (CO₂) Rating



Earl Close,
Clifton 1 Beds
£775,000



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.

