Haycock Gardens,

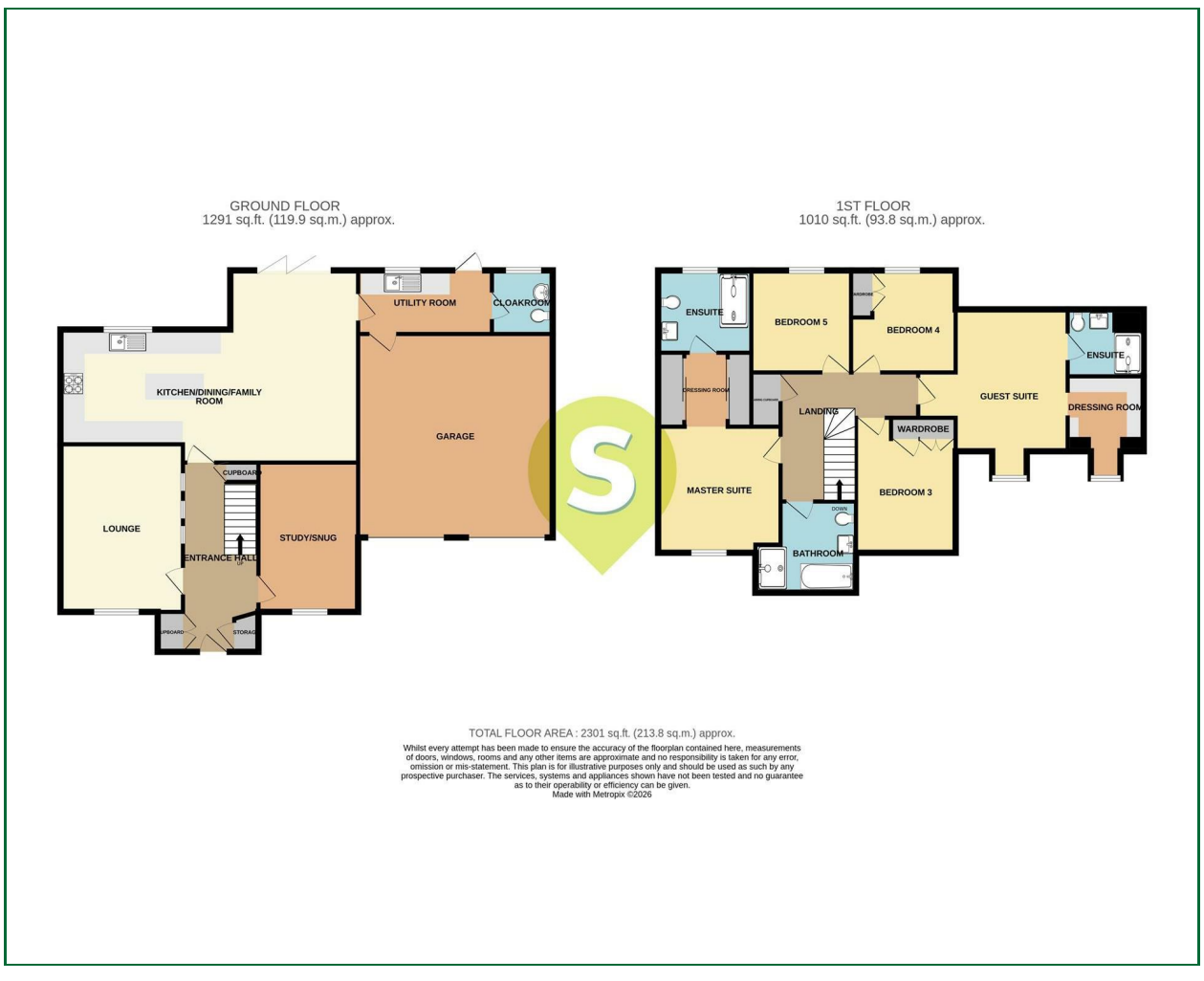
Clifton | Beds

£875,000

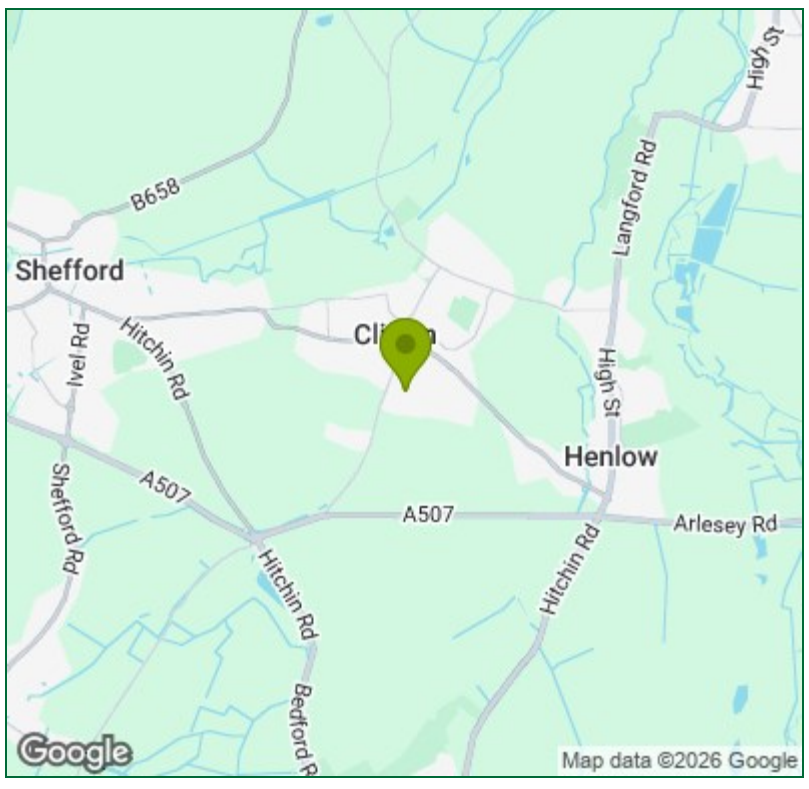
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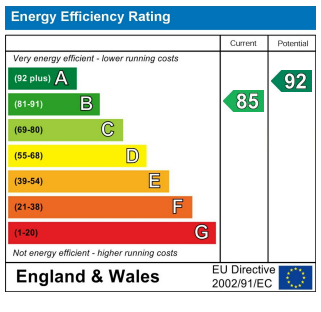
Floor Plan

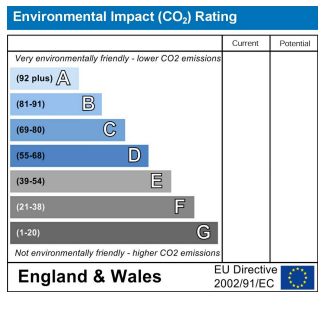


Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

22 High Street, Shefford, Bedfordshire, SG17 5DG
Tel: 01462 814087 Email: enquiries@sheridans-estates.com https://www.sheridans-estates.com

Entrance Hall
Entrance door, stairs leading to first floor, "Milano" tiled flooring, under stairs storage cupboard, two fitted cloak cupboards.

Lounge
15'6" x 11'6"
Window to front, feature Crittall wall.

Study/Snug
13'8" x 8'4"
Window to front.

Kitchen/Dining/Family Room
27'9" x 17'11"
A spacious room with a high specification kitchen fitted with a range of base and wall mounted units with Silestone worktops with matching upstands, integrated stainless steel sink with "Insinkerator" tap providing boiling and filtered water, integrated "Bosch" appliances including oven, combination oven, induction hob, extractor fan, fridge/freezer and dishwasher, window to rear, Bifolding doors to garden, "Milano" tiled flooring.

Utility
12'5" x 5'9"
Window to rear, door to garden, fitted base and wall mounted units with Silestone worktops and inset stainless steel sink unit with mixer tap, "Milano" tiled flooring, personnel door to double garage.

Cloakroom
White suite comprising of low level w.c, wash hand basin, "Milano" tiled flooring, window to rear.

Landing
Access to loft space, airing cupboard housing hot water tank.







Master Suite
11'10" x 10'10"
Window to front, radiator.

Dressing Area
Fitted with a range of "Hammonds" wardrobes.

En-suite
White suite comprising of shower cubicle with wall mounted "Aqualisa" shower, "Laufen" wash hand basin in vanity unit, low level w.c, part tiled walls, heated towel rail, window to rear, "Milano" tiled flooring.

Bathroom
White suite comprising of fully tiled shower cubicle with wall mounted "Aqualisa" shower, "Laufen" panelled bath with mixer tap, wash hand basin in vanity unit, low level w.c, part tiled walls, heated towel rail, "Milano" tiled flooring, window to front.

Guest Suite
13'3" x 10'5"
Window to front, radiator, opening into:-

Dressing Room
9'10" x 6'11"
Window to front, radiator, range of "Hammonds" walk in wardrobes.

En-suite
White suite comprising of fully tiled shower cubicle with "Aqualisa" shower, "Laufen" wash hand basin in vanity unit, low level w.c, heated towel rail, "Milano" tiled flooring.

Bedroom Three
12'7" x 8'6"
Window to front, radiator, fitted triple "Hammonds" wardrobe with additional lighting.

Bedroom Four
10'2" x 9'6"
Window to rear, radiator, fitted "Hammonds" double wardrobe.

Bedroom Five
9'6" x 9'5"
Window to rear, radiator.

Front Garden
Path leading to front door, lawned area, large double width driveway leading to double garage, gated access to rear.

Double Garage
19'0" x 18'2"
Two electric doors, power and light, wall mounted gas boiler, door to utility room.

Rear Garden
A beautifully landscaped, fully enclosed garden with porcelain tiled patio area, raised oak sleeper beds, rest laid to lawn with borders, gated access to front, outside tap, outside power point.

Agents Notes
Council Tax Band G.
Freehold
Annual service charge of £340.00 Per annum.





