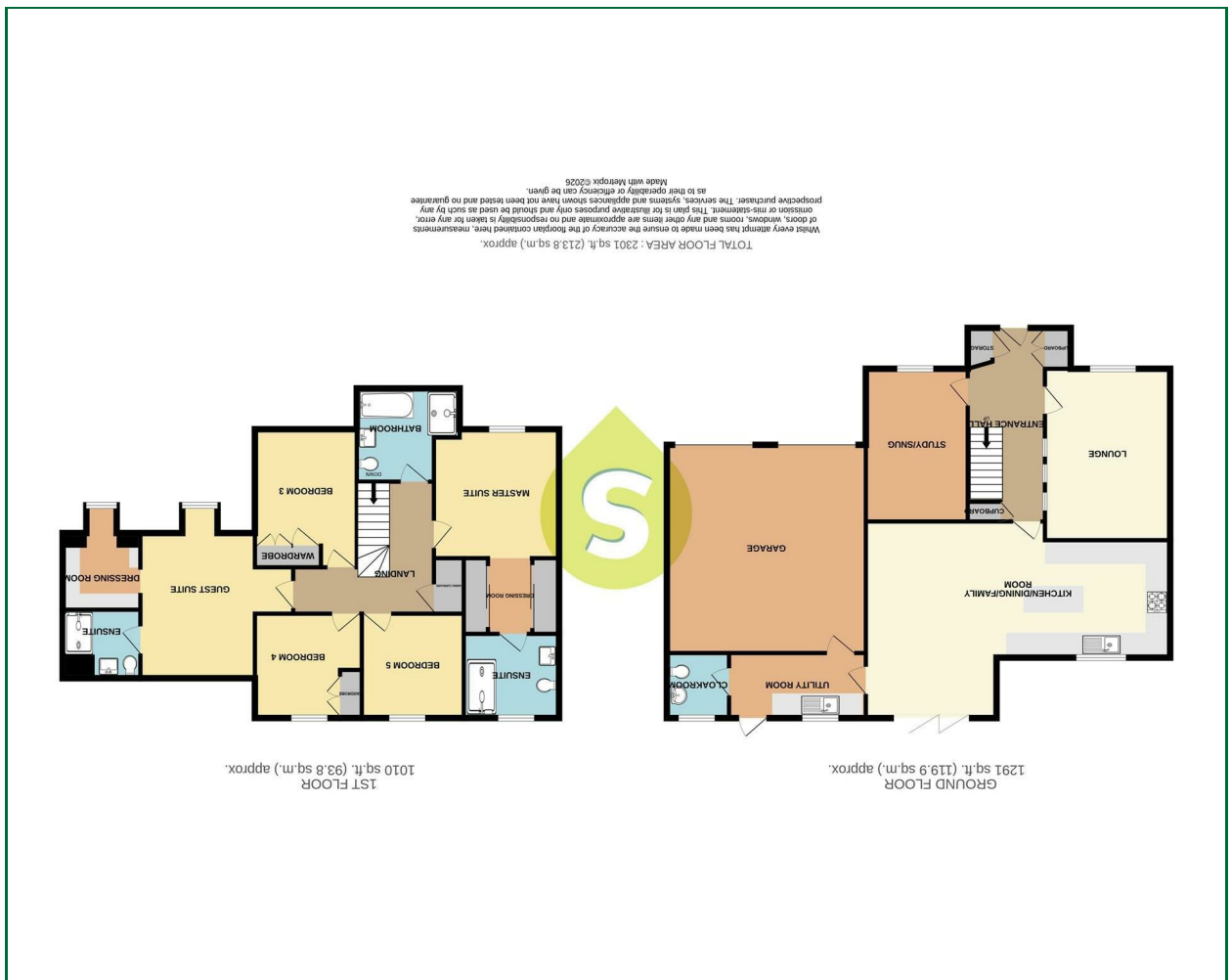




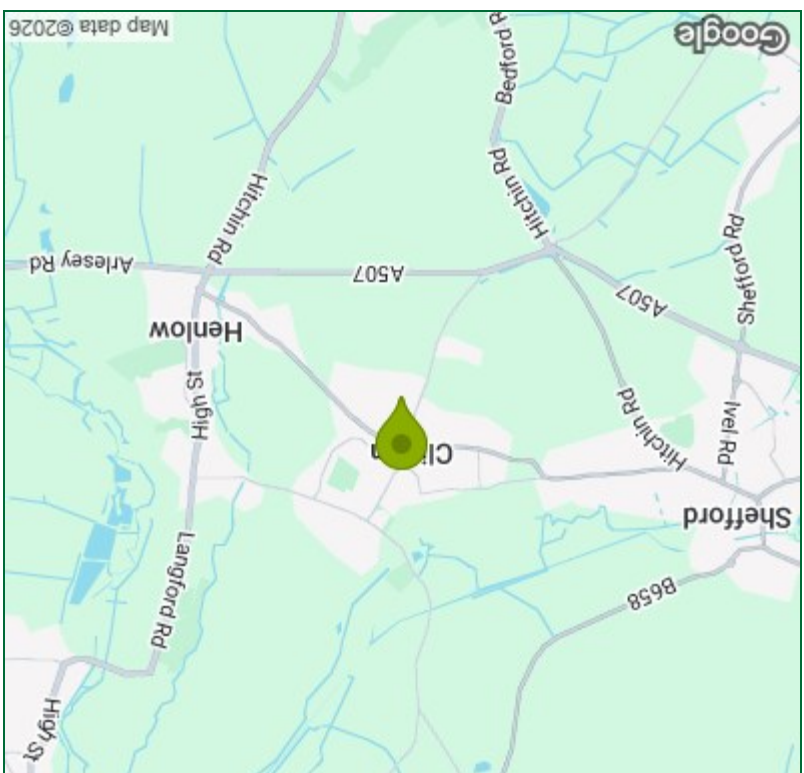
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

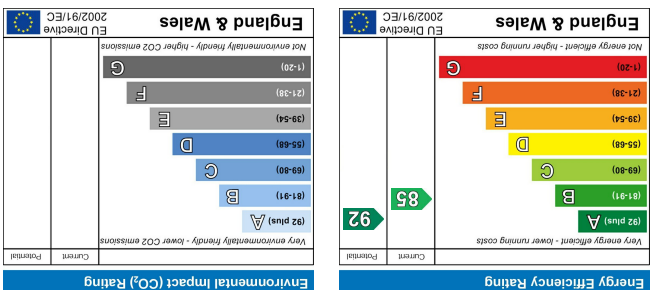
Viewing



Floor Plan



Area Map



Energy Efficiency Graph



Haycock Gardens,
Clifton | Beds
£900,000



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.

