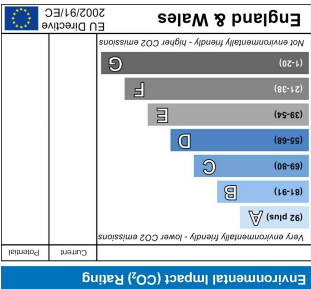


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers are advised to seek independent professional advice and to carry out their own due diligence. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property, otherwise as to their accuracy.

Please contact our Sheffield Office on 01462 814087

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Area Map



A map of the area around Clifton, showing roads like Hitchin Rd, Bedford Rd, and Shefford Rd, and locations like Clifton, Shefford, Campton, and Chicksands. A green teardrop marker is placed on Hitchin Rd near Clifton.

Area Map



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Entrance Hall
Entrance door, stairs leading to first floor.

Lounge
20'11" x 10'11"
Bay window to front, window to side, radiator,
gas effect fire with wooden surround and marble
hearth, archway to:-

Dining Room
12'7" x 9'3"
Radiator, sliding doors to conservatory.

Conservatory
Brick and uPVC construction, French doors to
garden.

Kitchen/breakfast room
16'6" x 12'4"
A well fitted kitchen with a range of base and
eye level units with granite top work surfaces,
inset stainless steel sink unit with mixer tap,
integrated oven with gas hob and extractor
hood, integrated dishwasher, tiled floor, French
doors to garden, radiator, window to rear.

Utility
8'0" x 4'9"
Fitted base and wall mounted units with roll top
work surface, stainless steel sink with mixer tap,
wall mounted gas boiler, plumbing for washing
machine, tiled floor, door to garden.

Playroom
18'0" x 7'6"
Window to front radiator.



Landing
Window to side, airing cupboard.

Bedroom One
12'0" x 11'5"
Window to front, selection of fitted bedroom
furniture, radiator, door to:-

Ensuite
Well fitted suite comprising of panel enclosed
bath with mixer tap, wall mounted shower, glass
shower screen, low level w.c and wash hand
basin in vanity unit, fully tiled walls, window to
side, heated towel rail.

Bedroom Two
11'5" x 11'3"
Window to rear, radiator.

Bedroom Three
8'7" x 6'2"
Window to rear, radiator.

Bedroom Four
7'10" x 7'10"
Window to front, radiator.

Bathroom
White suite comprising of panel enclosed bath
with mixer tap and wall mounted shower, low
level w.c, wash hand basin, heated towel rail,
tiled floor, fully tiled walls.

Front Garden
Block paved driveway providing off road parking,
rest laid mainly to lawn, gated access to rear
garden.

Rear Garden
Fully enclosed garden with paved patio area, rest
laid to lawn, raised decked area to rear of
garden, garden pond.

Agents Notes
Freehold.
Council Tax band E.

