



13 Manor Close, Clifton, SG17 5EJ
Price guide £450,000



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A good sized four double bedroom family house, situated in a secluded position within this popular cul de sac, on the western side of the village.

Clifton is a highly desirable and award winning village, facilities include a post office/general store and a choice of public houses. The village also has an Indian restaurant, butcher, petrol station, Cricket Club and community centre with playing field.

There are excellent transport links with the nearest mainline station at Arlesey some 1.5 miles and Hitchin 6 miles away providing regular trains to Kings Cross and the North. The A1(M) and M1 are both within easy reach and provide access to London and the wider road networks. The nearest airport is London Luton Airport approximately 18 miles to the south west.

Local education facilities include Clifton All Saints Academy and Samuel Whitbread Academy in nearby Shefford. There are also excellent state and private schools in nearby Hitchin and Letchworth.

The accommodation, which has been extended and remodelled, has gas central heating to radiators and double glazing:



GROUND FLOOR

ENTRANCE HALL

Double glazed front door. Radiator. Door to:

CLOAKROOM

Window to front. Suite comprising low level wc and wash hand basin. Tiled splashbacks. Tiled floor.

LOBBY AREA

Door to sitting room and kitchen/breakfast room. Open plan to:

DINING ROOM 18' x 10' (5.49m x 3.05m)

To include staircase with storage cupboard under. Windows to front and side. Radiator.

SITTING ROOM 18'1" x 15'max (5.51m x 4.57m)

Maximum overall measurements. An L-shaped room with feature vaulted ceiling. Sliding patio door to rear. Window to front. Brick chimney breast with gas coal effect fire and tiled hearth. Two radiators. Wall light point.

KITCHEN/BREAKFAST ROOM 16'2" x 10' (4.93m x 3.05m)

Fitted with a comprehensive range of 'Alabama Pear' timber fronted wall and base units with extensive granite work surfaces and splash areas. Inset one and a half bowl sink with mixer tap and separate boiling water tap. Neff appliances to include: induction hob with extractor canopy, warming drawer, microwave oven, conventional oven, and steam oven. Integrated dishwasher, refrigerator and freezer. Work surface lighting. Island unit with granite work surface, breakfast bar and integrated refrigerator. Recessed larder cupboard. Radiator. Tiled floor. Recessed downlights. Window and door to rear. Door to study. Door to:

UTILITY ROOM 7'10" x 6'8" (2.39m x 2.03m)

Continuation of wall and base units with laminate work surfaces. Inset sink with drainer and mixer tap. Plumbed for washing machine. Space for dryer and freezer. Tiled floor.

STUDY 9'10"max x 9'6" (3.00m x 2.90m)

Window to rear. Radiator. Oak laminate flooring. Meter cupboard.

FIRST FLOOR

LANDING

Window to side. Loft access. Airing cupboard.



BEDROOM ONE 12'2" x 10' (3.71m x 3.05m)
Window to rear. Radiator. Deep recessed eaves wardrobe. Open to:

EN-SUITE SHOWER AREA

Shower cubicle and wash hand basin. Tiled splash areas.

BEDROOM TWO 10' x 8'9" (3.05m x 2.67m)
Windows to rear. Radiator. Recessed mirror fronted wardrobes to one wall.

BEDROOM THREE 12'2" x 9'11" (3.71m x 3.02m)
Window to front. Radiator. Fitted mirror fronted wardrobes to one wall.

BEDROOM FOUR 10'9" x 10'5" (3.28m x 3.18m)
Window to front. Radiator.

BATHROOM

Window to side. Suite comprising vanity unit with low level wc, wash hand basin and cupboard. Twin grip panel bath with mixer tap, hand shower attachment and glazed screen. Wall mounted cupboards. Tiled walls. Heated towel rail. Tiled floor.

OUTSIDE

FRONT GARDEN 40' x 30' (12.19m x 9.14m)
Laid to lawn with central pathway. Flower and shrub borders. External lighting. Entry gate and fenced boundaries. Personal door to garage.

GARAGE 22'8" x 10'2" (6.91m x 3.10m)
Maximum overall measurement and narrowing to one end. Up and over door. Wall mounted gas fired boiler. Light and power.

REAR GARDEN 45' x 40' (13.72m x 12.19m)
Laid to lawn with established conifer hedging and shrubs. Established Cherry tree and flower borders. Twin wrought iron access gates and driveway providing parking for 4/5 vehicles. External lighting. Brick wall and fenced boundaries.

TENURE

Freehold

FLOORPLAN DISCLAIMER

Floorplans are provided for guidance only. They are not to scale and must not form any part of a legal contract.

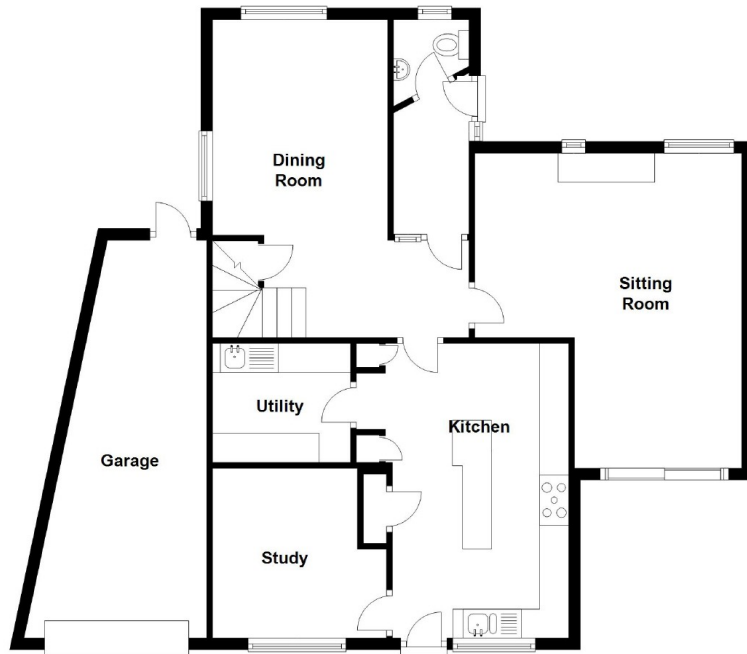
VIEWING INFORMATION

By appointment only through Putterills.

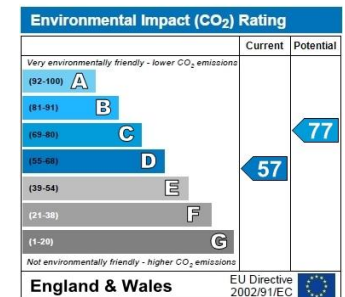
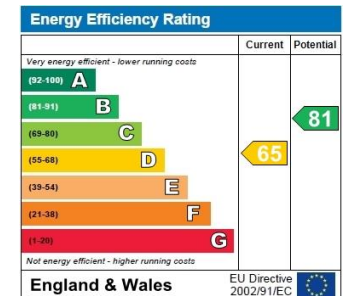
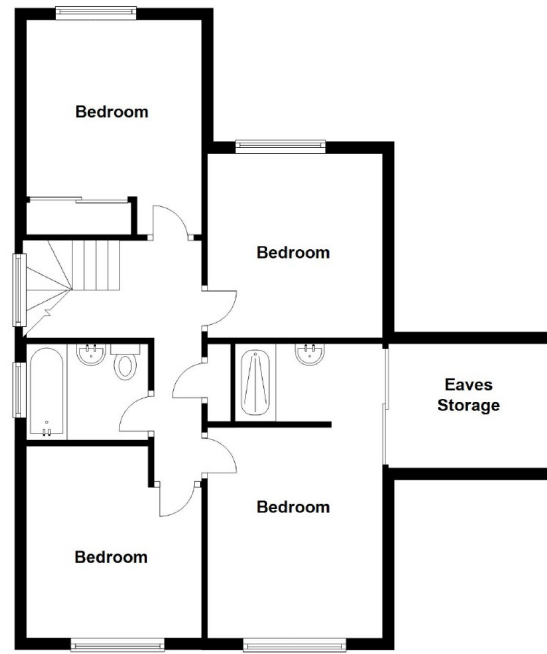




Ground Floor



First Floor



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