

HAYFIELD GATE

KITS CLOSE, CLIFTON,
BEDFORDSHIRE, SG17 5PS

An inspiring collection of two bedroom houses
set in spacious rural surroundings located in the
traditional and picturesque village of Clifton

WELCOME

Hayfield Gate is located in Clifton, the three-times winner of Bedfordshire Village of the Year. A sought-after rural village in Central Bedfordshire, renowned for its breathtaking countryside and close to the meandering River Ivel.

The local area

Clifton is a traditional village, which is highly popular due to its schooling and access to transport links and community spirit.

Local amenities include a community centre and recreation ground, two pubs, Indian restaurant, butcher, village store and Post Office, cricket club, garage, petrol station, hairdressers and All Saints Parish Church and Hall.

Clifton also has excellent schools, the Samuel Whitbread Academy and the Ofsted Outstanding-rated All Saints Academy.

Only a mile away is the vibrant and historic town of Shefford, which has a range of amenities including several pubs, a microbrewery, restaurants, cafes, bakery, doctors surgery, dental practice and a range of shops.

In the opposite direction is the village of Henlow, home to the luxurious Champneys' Henlow Grange Health Spa.

Nearby Biggleswade, is home to the Shuttleworth Swiss Garden which includes an array of historic aircraft and vintage vehicles.



All Saints' Church, Clifton



The Swiss Garden, Biggleswade

SPECIFICATION

Two-bedroom houses beautifully designed to meet your everyday needs

Kitchen/dining room

- Contemporary fitted kitchen with worktop
- Electrolux built-in single electric multi-function oven
- Electrolux 4 zone ceramic hob
- Integrated cooker hood
- Integrated washer/dryer
- Integrated fridge/freezer
- 1 ½ bowl stainless steel sink
- Ceramic floor tiles

Bathroom

- White bathroom suite
- Chrome heated towel rail
- Glass shower screen
- Durable shower kit over bath
- Full height wall tiles around bath, shower & splash back
- Half height wall tiles to appliances wall
- Shaver point
- Ceramic floor tiles

Cloakroom

- White sanitary ware
- Ceramic floor tiles

Interiors

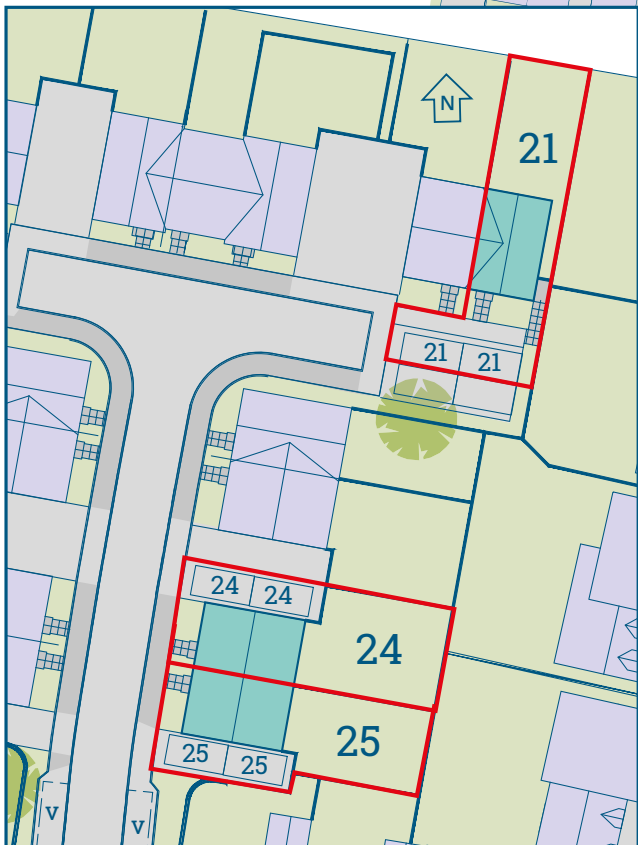
- Double glazed UPVC windows
- 80/20 carpet to all living areas
- BT points to bed 1, living room with master socket in under stairs cupboard
- Carbon monoxide alarm
- Smoke detector
- Ideal Logic combi boiler

Exteriors

- Patio area
- Turf to rear garden
- Digitally compliant TV aerial
- 2 parking spaces
- 125 year lease
- NHBC 12 year warranty



SITE PLAN



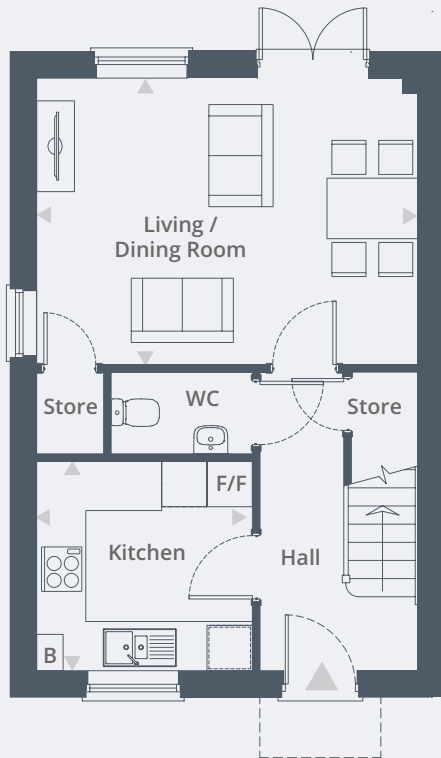
FLOOR PLANS

2 BEDROOM HOUSES

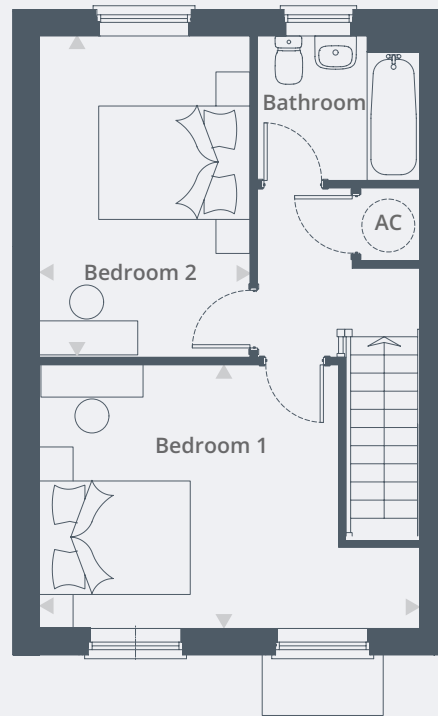
Plot 24 | 16 Kits Close, Clifton, Bedfordshire, SG17 5PS

Plot 25* | 17 Kits Close, Clifton, Bedfordshire, SG17 5PS*

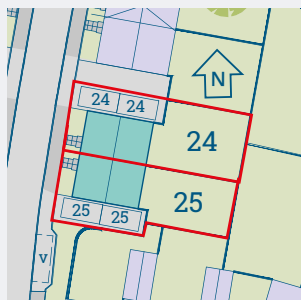
* Plot 25 is handed to the plans drawn



Ground Floor



First Floor



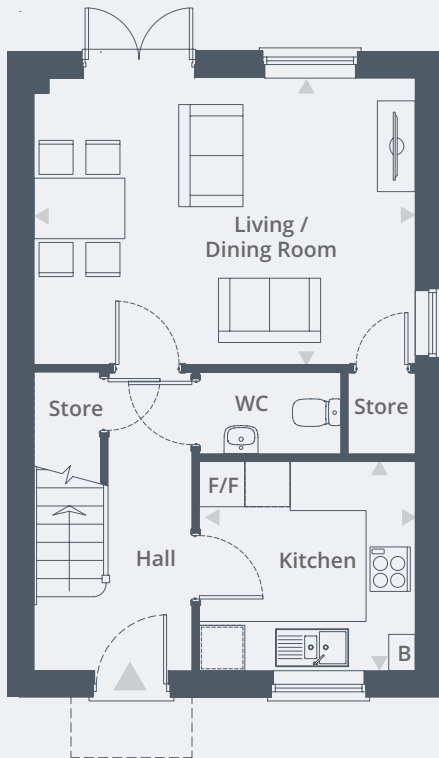
Dimensions

Living / Dining Room	5.09m x 3.83m	16' 8" x 12' 7"
Kitchen	2.89m x 2.81m	9' 6" x 9' 3"
Bedroom 1	5.09m x 3.53m	16' 8" x 11' 7"
Bedroom 2	4.29m x 2.83m	14' 1" x 9' 3"

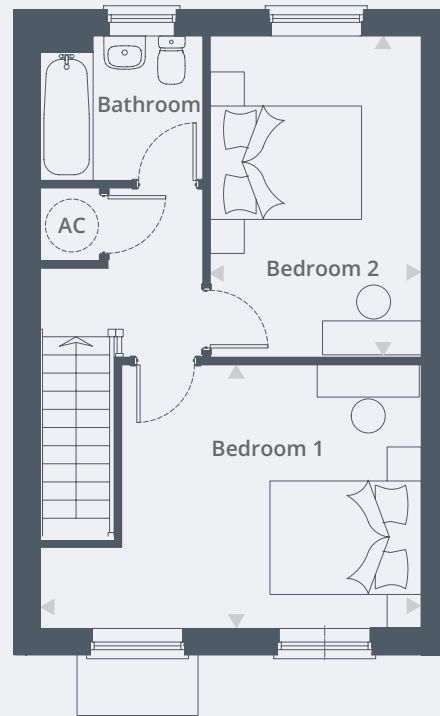
Total Area 79 m² / 850 ft²

2 BEDROOM HOUSE

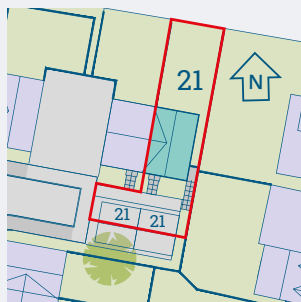
Plot 21 | 12 Kits Close, Clifton, Bedfordshire, SG17 5PS



Ground Floor



First Floor



Dimensions

Living / Dining Room	5.09m x 3.83m	16' 8" x 12' 7"
Kitchen	2.89m x 2.81m	9' 6" x 9' 3"
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Location details

Clifton is located with easy access to Biggleswade, Hitchin, Bedford, Luton, Milton Keynes and Cambridge via the A507, A6, A600, A603, A1 and for commuting further afield, the M1 and motorway network.

Arlesey Railway Station is under 10 minutes away by car and provides 35 minute services to London St Pancras and Blackfriars, as well as services to Stevenage and Peterborough. There are also regular buses to Bedford, Hitchin and Ampthill.

Source: *www.nationalrail.co.uk

FOR SAT NAV USE: SG17 5RS

For further information call 01442 292381
or email sales@hightownha.org.uk

www.hightownhomes.com
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Hightown Homes Hightown House
Maylands Avenue Hemel Hempstead
Herts HP2 4XH

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