



# 1b, Pedley Lane

Clifton,  
Bedfordshire, SG17 5EN  
£725,000

COUNTRY PROPERTIES  
PART OF HUNTERS

Built by 'Messrs' Campbell Buchanan, this spacious four bedroom detached home located within a small development of individual and distinctive homes is offered in superb condition throughout.

- Highly sought after village location
- Living room and separate dining room
- Partially converted garage to provide family/utility room
- Landscaped southerly aspect rear garden
- Kitchen/breakfast room with french doors opening onto the rear garden
- Fitted shutters to remain
- Re-fitted en-suite bathroom and shower room in March 2023



## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation. Ceramic tiled flooring. Radiator. Alarm control panel. Doors into dining room, kitchen/breakfast room and cloakroom. Double doors into living room. Door to rear garden.

### Cloakroom

Suite comprising low level wc with concealed cistern and vanity wash hand basin. Wood panelling to dado height. Ceramic tiled flooring. Radiator. Extractor fan.

### Dining Room

11' 9" x 8' 4" (3.58m x 2.54m) Dual aspect room with multi pane double glazed windows to side and rear, with fitted shutters. Radiator.

### Living Room

18' 0" (max) x 16' 4" (max) (5.49m x 4.98m) Double glazed multi pane window to the front, with fitted shutters. Feature coal effect electric fire with stone surround and marble hearth. Understairs storage cupboard with light, and hanging rail. Two radiators.

### Kitchen/Breakfast Room

21' 10" x 12' 7" (6.65m x 3.84m) A range of wall and base units with granite worksurfaces, upstands and high gloss brick effect tiled splashbacks. Inset stainless steel one & half bowl sink with granite drainer and swan neck mixer tap over. Two electric Smeg double ovens and 5-ring gas hob with stainless steel extractor hood over. Integrated Smeg dishwasher. Integrated fridge/freezer. Space for wine cooler. Breakfast bar. Bespoke oak shelving built into recess. Ceramic tiled flooring. Two radiators. Wall mounted gas boiler enclosed in cupboard. Multi pane double glazed window to front and multi pane french doors with sidelights, opening onto the rear garden.

### Family Room/Utility

18' 3" (max) x 10' 5" (max) (5.56m x 3.17m) A range of high gloss wall and base units with complementary worksurfaces and upstands. Ceramic sink and drainer unit with swan neck mixer tap over. Ceramic tiled flooring with underfloor heating. Space for fridge/freezer. Extractor fan. Door into garage.

## FIRST FLOOR

### Landing

L shaped landing. Airing cupboard housing hot water cylinder. Radiator. Doors into all rooms.



### Bedroom 1

15' 3" x 12' 4" (4.65m x 3.76m) Multi pane double glazed window to front, with fitted shutters. Radiator. Door to:

### Dressing Room

10' 6" x 8' 9" (max) (3.20m x 2.67m) Fitted wardrobes with dressing table and drawer units. Radiator. Velux window to front. (Could be used as a nursery if required). Door to:

### En-Suite Bathroom

Re-fitted in March 2023. Four piece suite with freestanding slipper bath, double shower cubicle, low level wc and vanity wash hand basin. Partially tiled walls and ceramic tiled flooring. Chrome heated towel rail. Shaver point. Extractor fan. Full length mirror with oak shelving. Velux window to front.

### Bedroom 2

14' 11" x 11' 9" (4.55m x 3.58m) Double glazed multi pane window to rear, with fitted shutters. Radiator. Access to loft space, with light.

### Bedroom 3

13' 11" x 12' 3" (4.24m x 3.73m) Double glazed multi pane window to front, with fitted shutters. Radiator. Storage cupboard.

### Bedroom 4

11' 5" (max) x 9' 3" (max) (3.48m x 2.82m) Multi pane double glazed window to rear, with fitted shutters. Radiator.



### Shower Room

Re-fitted in March 2023 and comprising double shower cubicle, wash hand basin and low level wc with concealed cistern. Chrome heated towel rail. Extractor fan. Oak shelving. Shaver point. Wood effect flooring. Velux window to rear.

### OUTSIDE

#### Front Garden

Laid to gravel with planting, central pathway with steps leading to front door. External light.

#### Rear Garden

Landscaped south facing rear garden with large paved patio area and raised decked patio with feature lighting and raised well stocked flower/shrub borders. Two service lights. Timber bench. Power points. Remote control timber gated access to parking area.

#### Parking

Double gates opening onto block paved driveway parking for 2-3 cars with security light.

#### Garage

Remote control up & over door, with power & light connected.

### AGENT NOTE:

The vendor informs us there is a service charge payable to Redbrick Management Company of £489.39 per annum (can be paid monthly) to cover public liability insurance, ground maintenance, foul pump and general repairs. We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



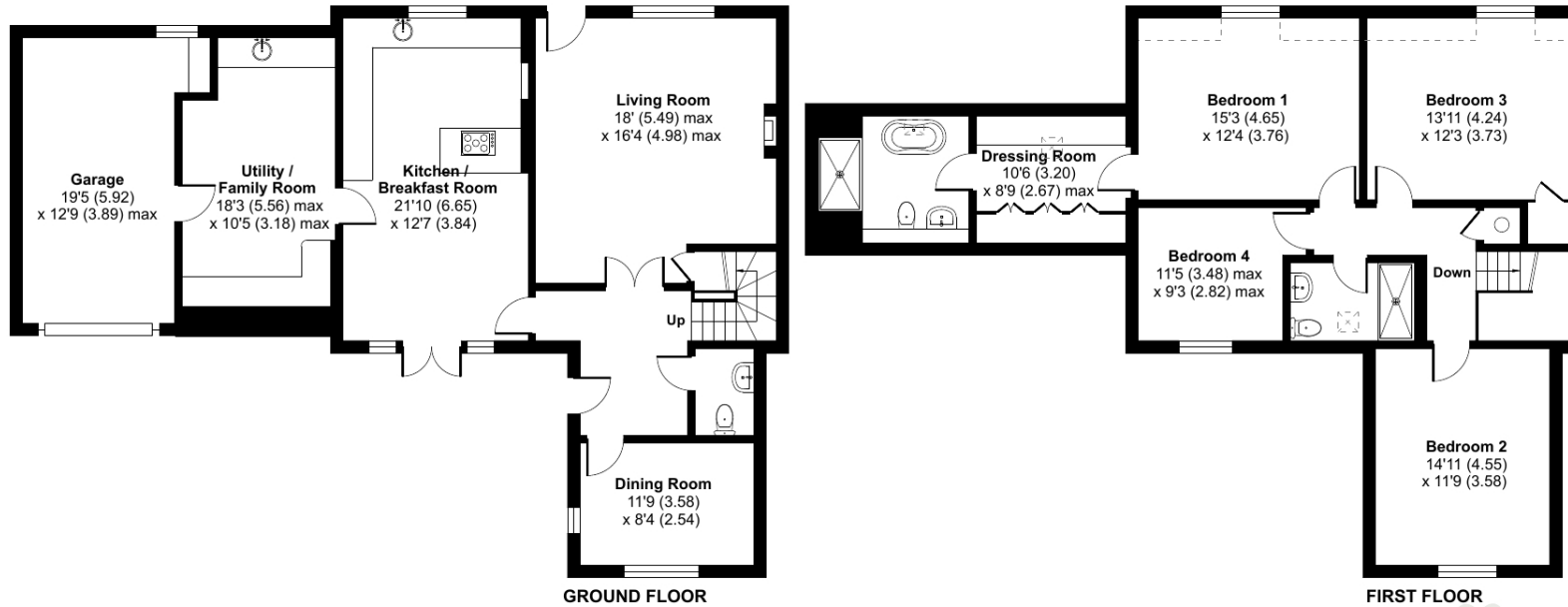




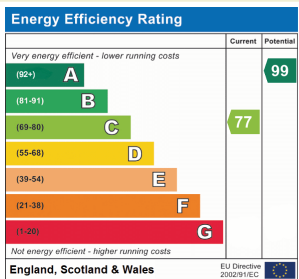
Denotes restricted head height

Approximate Area = 1996 sq ft / 185.4 sq m  
 Limited Use Area(s) = 32 sq ft / 2.9 sq m  
 Garage = 210 sq ft / 19.5 sq m  
 Total = 2238 sq ft / 207.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Country Properties. REF: 1052459



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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