



9, Pedley Farm Close

Clifton,
Bedfordshire , SG17 5FZ
£2,200 pcm



Built in 2014 by Campbell Buchanan and presented in show home condition this stylish four bedroom home with a galleried landing boasts spacious and contemporary living throughout. Situated in this sought after exclusive cul-de-sac in the popular village of Clifton only a short drive to nearby Arlesey with train links into London.

- A small development of just 13 individual homes with style and distinction
- Quality 24ft kitchen with integrated appliances and peninsular island
- Landscaped westerly aspect rear garden
- Superb presentation throughout and still retaining the builders 10 year guarantee
- Bedroom 1 with fitted wardrobes and en-suite with high specification sanitary ware
- Sought after village location of Clifton with well regarded local schools

GROUND FLOOR

Entrance Hall

Vaulted ceiling with velux window. Stairs rising to first floor galleried landing overlooking the entrance hall. Understairs storage cupboard. Tiled flooring. Radiator. Doors to cloakroom, kitchen/diner and double doors opening into the living room.

Cloakroom

Suite comprising low level flush wc and vanity wash hand basin. Wood panelling to dado height. Tiled flooring. Radiator. Extractor fan.

Living Room

20' 11" x 13' 8" (6.38m x 4.17m) Two double glazed windows to side. Two radiators. Coal effect electric fire with stone effect surround and marble hearth. Access to loft space. French doors with sidelights opening onto the rear garden.

Kitchen/Diner

24' 3" x 12' 9" (7.39m x 3.89m) A range of wall and base units with quartz effect worksurfaces and upstands. Inset one & half bowl stainless steel sink with swan neck mixer tap over. Built-in Smeg electric double oven and microwave. Integrated Smeg dishwasher and Siemens washing machine. Integrated fridge/freezer. Wall mounted gas boiler enclosed in cupboard. Central island with breakfast bar and Smeg induction hob with stainless steel extractor hood over. Ceramic tiled flooring. Radiator. Dual aspect with two double glazed windows to front and french doors with sidelights, opening onto the rear garden.

FIRST FLOOR

Landing

Galleried landing overlooking the entrance hall. Radiator. Airing cupboard housing hot water cylinder with shelving. Doors into all rooms.

Bedroom 1

14' 3" x 11' 5" (4.34m x 3.48m) Fitted wardrobes and drawer units. Double doors opening to Juliet balcony with fitted blinds. Radiator. Door into:

En-Suite Shower Room

Suite comprising double shower cubicle, wash hand basin and low level flush wc. Partially tiled walls. Chrome heated towel rail. Shaver point. Kamdean flooring. Double glazed window to rear.

Bedroom 2

14' 0" x 9' 7" (4.27m x 2.92m) Double glazed window to rear. Radiator. A range of fitted furniture including wardrobes and drawer units.

Bedroom 3

14' 10" x 10' 0" (4.52m x 3.05m) Two fitted wardrobes and drawer units. Radiator. Two velux windows with fitted blinds.

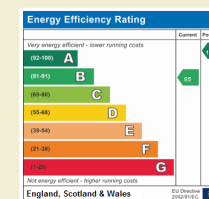
Bedroom 4

10' 6" x 8' 9" (3.20m x 2.67m) Two velux windows to rear with fitted blinds. Fitted wardrobes. Radiator. Kamdean flooring.

Bathroom

Suite comprising panel enclosed bath with shower and glass side screen, low level flush wc and wash hand basin. Kamdean flooring. Chrome heated towel rail. Partially tiled walls. Velux window to rear with fitted blind.

OUTSIDE



Viewing by appointment only

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