



# 9, Pedley Farm Close

Clifton,  
Bedfordshire, SG17 5FZ  
£600,000

country  
properties



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
- Bedroom 1 with fitted wardrobes and en-suite with high specification sanitary ware
- Landscaped westerly aspect rear garden
- 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. Karndean 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. Karndean flooring.

## Bathroom

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

## OUTSIDE

### Front Garden

Paved pathway to front door with shrub borders. Outside tap.

### Rear Garden

Landscaped westerly aspect garden with large paved patio area and steps up to lawn with mature well stocked flower/shrub borders. Ornate garden lighting. Raised patio with pergola over. Cold water tap. Timber storage shed with power/light. A further covered timber storage area with power/light and space for tumble dryer. Gated access to the carport.

### Carport (The Croft)

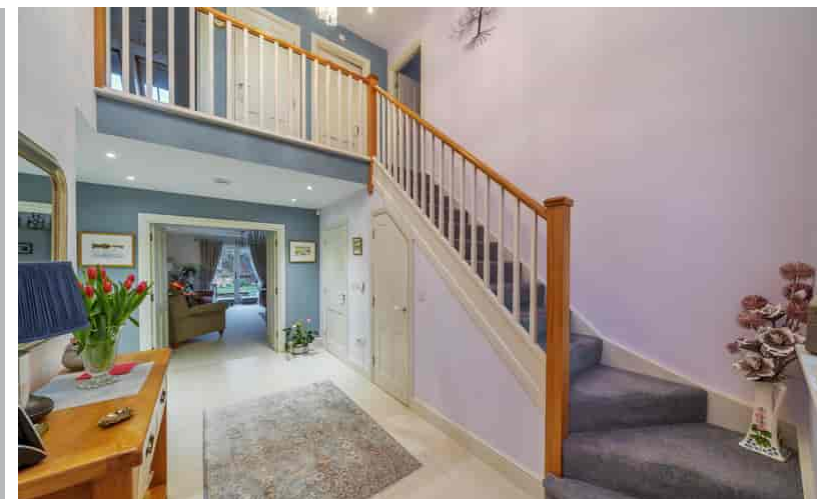
Paved covered driveway providing off road parking for 1-2 cars plus a paved area providing parking for a further 2 cars.

### Agents Note

The vendor has informed that the Service Charge is £595.00 per year  
We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: [enquiries@mortgagevision.co.uk](mailto:enquiries@mortgagevision.co.uk)

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

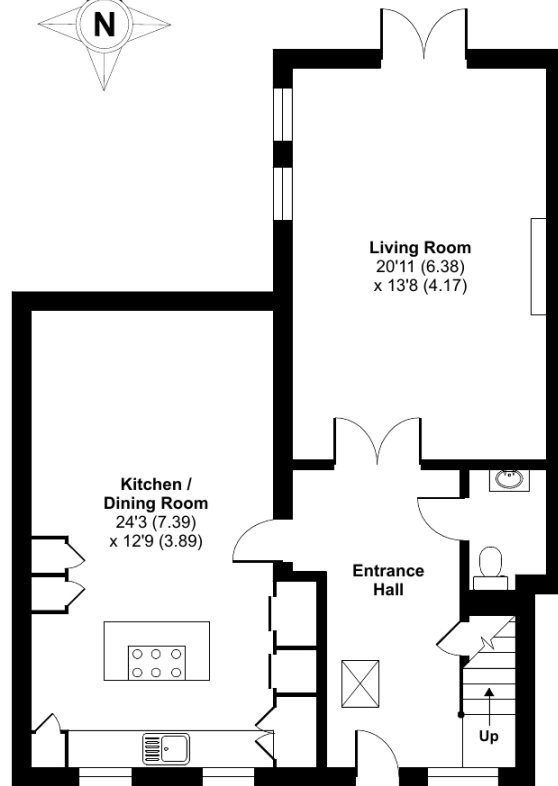


Approximate Area = 1619 sq ft / 150.4 sq m

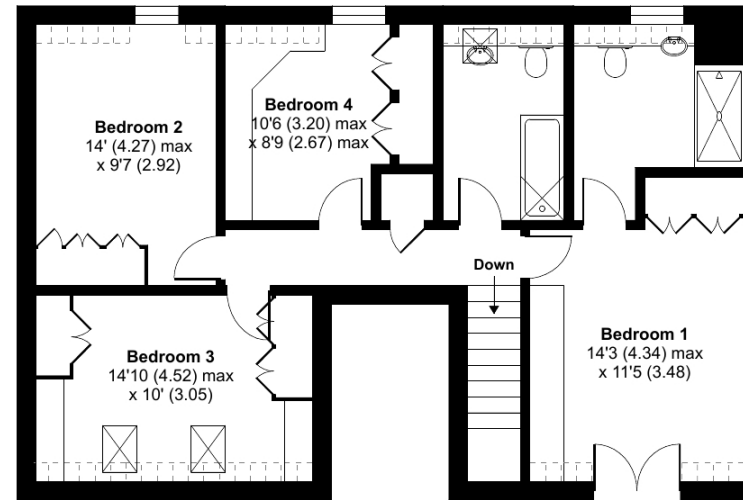
Limited Use Area(s) = 61 sq ft / 5.7 sq m

Total = 1680 sq ft / 156.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Denotes restricted  
head height

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		100
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 956967



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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