



# 13, Fairfax Close

Clifton,  
Bedfordshire, SG17 5RH

Offers in Excess of: **£890,000**

country  
properties

This extended and beautifully presented 5 bedroom detached family home boasting a large sunny rear garden offers over 2,400sqft of flexible living space. Set in a no through road location of similar homes and within walking distance of the heart of the village and well regarded schooling.

## GROUND FLOOR

### Entrance Porch

Double glazed window to front. Double glazed door into:

### Entrance Hall

Stairs rising to first floor with glass balustrade and under stairs storage cupboard. Wood flooring. Radiator. Doors into cloakroom, study, living room and double doors to dining area.

### Cloakroom

Suite comprising wc and vanity wash hand basin with cupboard under. Wood effect flooring. Large storage cupboard. Radiator. Obscure double glazed window to side.

### Living Room

18' 4" x 11' 11" (5.59m x 3.63m) Bi-folding doors opening onto the rear garden. Wood flooring. Radiator. Automatic Electric Blinds. Part glazed double doors opening into:

### Study

12' 2" x 10' 1" (3.71m x 3.07m) Double glazed window to front. Wood flooring. Automatic Electric Blinds. Radiator.

### Dining Room

18' 3" x 14' 6" (5.56m x 4.42m) Bi-folding doors opening onto the rear garden. Wood flooring. Radiator.  
•Automatic Electric Blinds. Part glazed door to utility room. Archway to kitchen/breakfast room.

### Kitchen/Breakfast Room

18' 10" x 15' 8" (5.74m x 4.78m) A range of wall and base units with complementary worksurfaces over. Gas range cooker with 5-ring gas hob, glass splashback and stainless steel extractor hood over. Sink/drainer unit with mixer tap. Peninsular island with complementary worksurface and seating area. Full height fridge. Three Neff ovens – one with combination microwave. Space and plumbing for dishwasher. Cupboard with pull out waste and recycled bins. Two wine coolers. Tiled wood effect flooring with underfloor heating. Double doors opening into the garden room. Part glazed door into:

### Utility Room

A range of wall and base units. Space and plumbing for washing machine and tumble dryer. Tiled floor. Double glazed window and part glazed door to the front. Door into garage.

### Garden Room

14' 3" x 9' 3" (4.34m x 2.82m) Tiled wood effect flooring with under floor heating. Vaulted ceiling with four Velux windows. Double glazed windows to rear and bi-folding doors opening onto the rear garden.

## FIRST FLOOR

### Landing

Double glazed window to front with Automatic Electric Blinds. Airing cupboard housing 'Ideal' gas combination boiler (installed in 2020) and pressurised hot water cylinder. Velux window and double glazed window to rear. Doors to all bedrooms and family bathroom.



## Bedroom 1

17' 8" x 12' 5" (5.38m x 3.78m) Double glazed window to rear. Radiator. French doors with Juliet balcony overlooking the rear garden. A range of fitted wardrobes. Door into Jack & Jill shower room.

## Jack & Jill Shower Room

Suite comprising double shower cubicle, low level wc and vanity wash hand basin. Heated towel rail. Fully tiled walls. Obscure double glazed window to side.

## Bedroom 2

15' 6" x 10' 1" (4.72m x 3.07m) Double glazed window to front. Radiator. Door into Jack & Jill shower room.

## Bedroom 3

12' 0" x 10' 1" (3.66m x 3.07m) Double glazed window to rear. Radiator. A range of fitted wardrobes.

## Bedroom 4

10' 2" x 13' 0" (3.10m x 3.96m) Double glazed window to front. Radiator. A range of fitted wardrobes.

## Bedroom 5

10' 11" x 6' 4" (3.33m x 1.93m) Double glazed window to rear. Radiator.

## Family Bathroom

Four piece suite comprising panel enclosed bath with shower/mixer tap over, separate shower cubicle, low level wc and vanity wash hand basin with a range of cupboards below. Wood effect flooring. Access to partially boarded loft space with ladder and light. Obscure double glazed window to front.

## OUTSIDE

### Front Garden

Laid to lawn with flower/shrub borders. Driveway providing parking and access to the garage. Block paved pathway with gated access to the rear garden. Pathway to front door and further door to utility room.

### Rear Garden

Westerly aspect rear garden laid mainly to lawn with large paved patio area incorporating a pond with mature flower and shrub borders. Apple trees. Electric awning to the rear of property. Wooden summer house, storage shed and greenhouse. Various vegetable bedding areas. Pathway providing gated access to the front.

### Double Garage

Electric up & over door with power/light connected. Leading to further workshop area to the rear of the garage with double doors opening out onto the rear garden.

### AGENTS NOTE

#### AUTOMATED ELECTRIC BLINDS

The owner advises there are automatic electric blinds in 4 windows. Main (front) landing window (mains driven), study window, living room and dining room - all rechargeable battery driven (charge lasts 12 months). Programmed to close at dusk and open in the morning automatically.

#### SOLAR PANELS

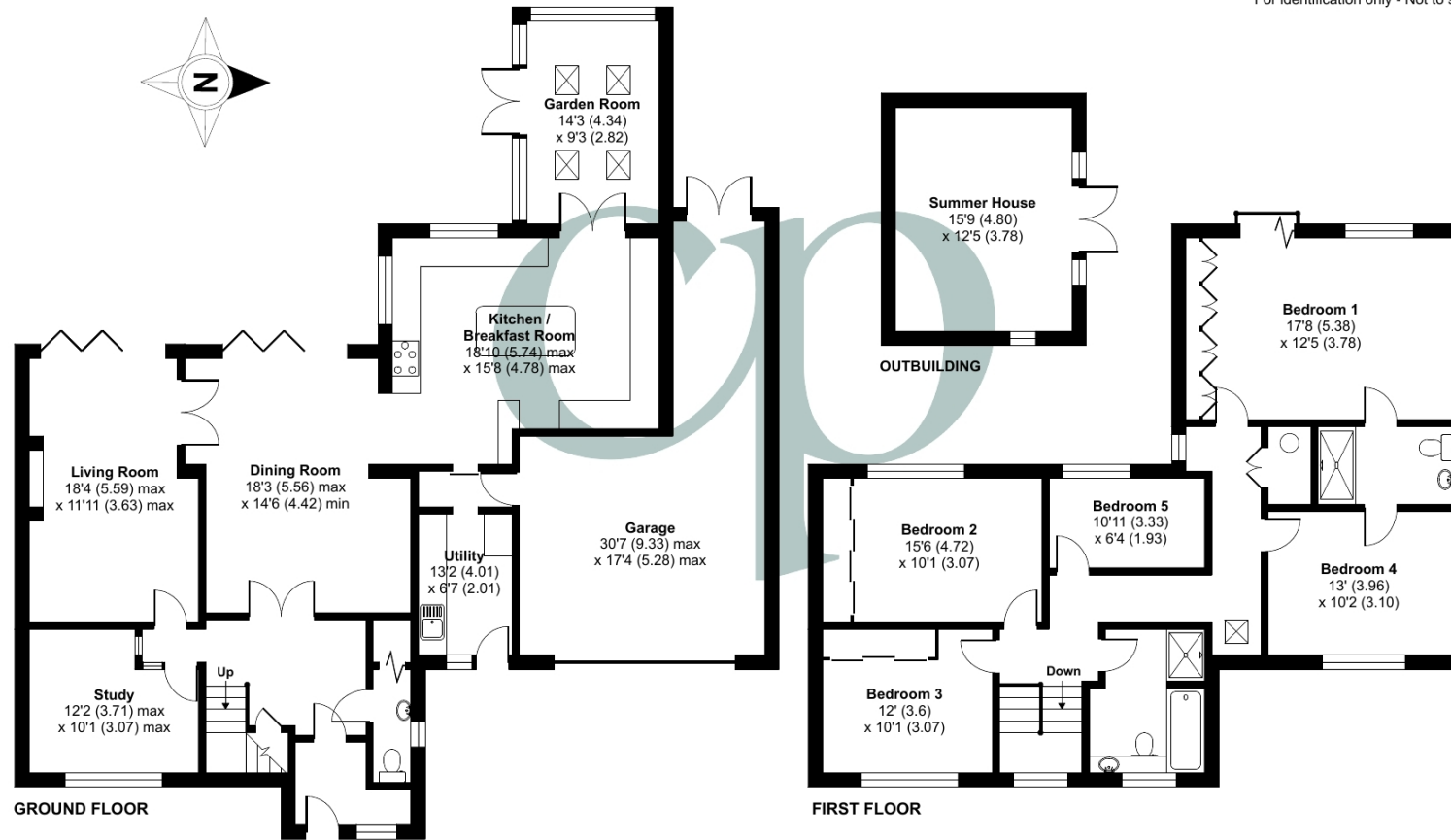
The owner advises there are 6 on the east facing roof and 8 on the west facing roof connected to a battery in the garage supplying the house electrics and connection to the grid. We would advise any buyer to confirm this information via their legal representative prior to exchange of contracts.

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



Approximate Area = 2428 sq ft / 225.5 sq m  
 Limited Use Area(s) = 367 sq ft / 34 sq m  
 Outbuilding = 197 sq ft / 18.3 sq m  
 Total = 2992 sq ft / 277.9 sq m  
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	78
England, Scotland & Wales			
EU Directive 2002/91/EC			



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## Viewing by appointment only

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