



75, Pedley Lane

Clifton,  
Bedfordshire, SG17 5QT  
£880,000

**COUNTRY PROPERTIES**  
PART OF HUNTERS

Built in 2018 this four bedroom detached family home with views over paddock land to side is set in a gated development of just 4 properties. The property boasts emphasis on spacious living with a versatile family friendly layout and is offered in superb condition throughout. Just move

in!

- Immaculate presentation throughout - just move in!
- Stylish 23ft kitchen/dining/family room with fully integrated appliances and bi-fold doors opening onto rear garden
- Impressive staircase with oak joinery and glass panels featuring a stylish chandelier on the landing
- Master bedroom with fitted wardrobes and integrated audio
- Master and 2nd bedroom both with en-suites fitted with high quality sanitaryware
- Underfloor heating throughout the ground floor on individually controlled digital thermostats
- Single garage with remote controlled door and off road parking for 3 cars

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor with oak joinery and glass panels. Polished porcelain floor with underfloor heating. Understairs storage cupboard. Alarm control panel. Fitted oak double cupboard.

### Cloakroom

Suite comprising low level flush wc and vanity wash hand basin. Polished porcelain flooring with under floor heating. Tiled splash-backs.

### Living Room

22' 5" x 12' 6" (6.83m x 3.81m) Double glazed double doors opening onto the rear garden. Two double glazed windows with fitted shutters. Underfloor heating. Integrated audio.

### Study

11' 5" x 8' 3" (3.48m x 2.51m) Double glazed window to front with fitted shutters. Underfloor heating.

### Kitchen/Dining/Family Room

23' 2" x 17' 2" (7.06m x 5.23m) A range of wall and base units with 'quartz' work-surfaces over. Integrated induction hob with stainless steel extractor hood over. Three fitted 'Neff' ovens and warming drawer. Integrated wine cooler. Full height integrated fridge and freezer. Integrated wine cooler. Polished porcelain tiled flooring with underfloor heating. Breakfast bar. Inset stainless steel sink with quartz drainer. Double glazed window to rear. Double glazed bi-fold doors onto rear garden with remote controlled blind. Integrated audio. Door into utility room.

### Utility Room

8' 3" x 7' 5" (2.51m x 2.26m) A range of wall and base units with quartz work-surfaces over. Integrated washing machine. Full height cupboard housing wall mounted gas boiler. Inset stainless steel sink unit. Polished porcelain tiled floor with underfloor heating. Extractor fan. Double glazed window to front. Door to side leads to driveway.



## FIRST FLOOR

### Landing

Doors into all rooms. Airing cupboard housing pressurised water tank.

### Master Bedroom

16' 10" x 14' 6" (5.13m x 4.42m) Double glazed window to rear. Radiator. Fitted wardrobe. Integrated audio. Door into:

### En-Suite Shower Room

11' 6" x 6' 4" (3.51m x 1.93m) Suite comprising double shower cubicle, low level flush wc and 'his' and 'hers' sink units with storage under. Partially tiled walls and ceramic tiled flooring. Shaver point. Heated towel rail. Obscure double glazed window to front with fitted shutter. Extractor fan.

### Bedroom 2

18' 6" x 12' 6" (5.64m x 3.81m) Double glazed window to rear. Radiator. Door into:

### En-Suite

Suite comprising double shower cubicle, vanity wash hand basin and low level flush wc. Partially tiled walls and ceramic tiled flooring. Shaver point. Heated towel rail. Obscure double glazed window to side.

### Bedroom 3

13' 11" x 11' 11" (4.24m x 3.63m) Double glazed window to front with fitted shutters. Radiator. Double glazed box window to side overlooking paddock land.

### Bedroom 4

11' 5" x 8' 4" (3.48m x 2.54m) Double glazed window to front with fitted shutters. Radiator.

## Bathroom

Suite comprising double ended bath, low level flush wc and 'his' and 'hers' sink units with storage under. Partially tiled walls and ceramic tiled flooring. Shaver point. Extractor fan. Heated towel rail. Obscure double glazed window to side.

## OUTSIDE

### Front Garden

Laid to lawn with mature flower and shrub borders. Paved pathway to front door.

### Rear Garden

Landscaped rear garden laid mainly to lawn with feature designs and planting. Large paved patio area with pergola over including retractable roof cover. Water tap. Ornate lighting with up & down wall lights. Paved area to the side with timber garden shed (to remain). Gated access to front.

### Parking

Paved driveway provides off road parking for 3 cars.

### Garage

Remote controlled up and over door. Partitioned to provide hobby room/workshop. Power & light. Service door to garden.

## AGENT NOTE:

The seller advises that the residents have set up a management company to cover the up-keep of the electric gates, driveway and communal areas. The owners pay approx. £280 per annum. We advise any buyer to check this information with their legal representative prior to exchange of contracts.

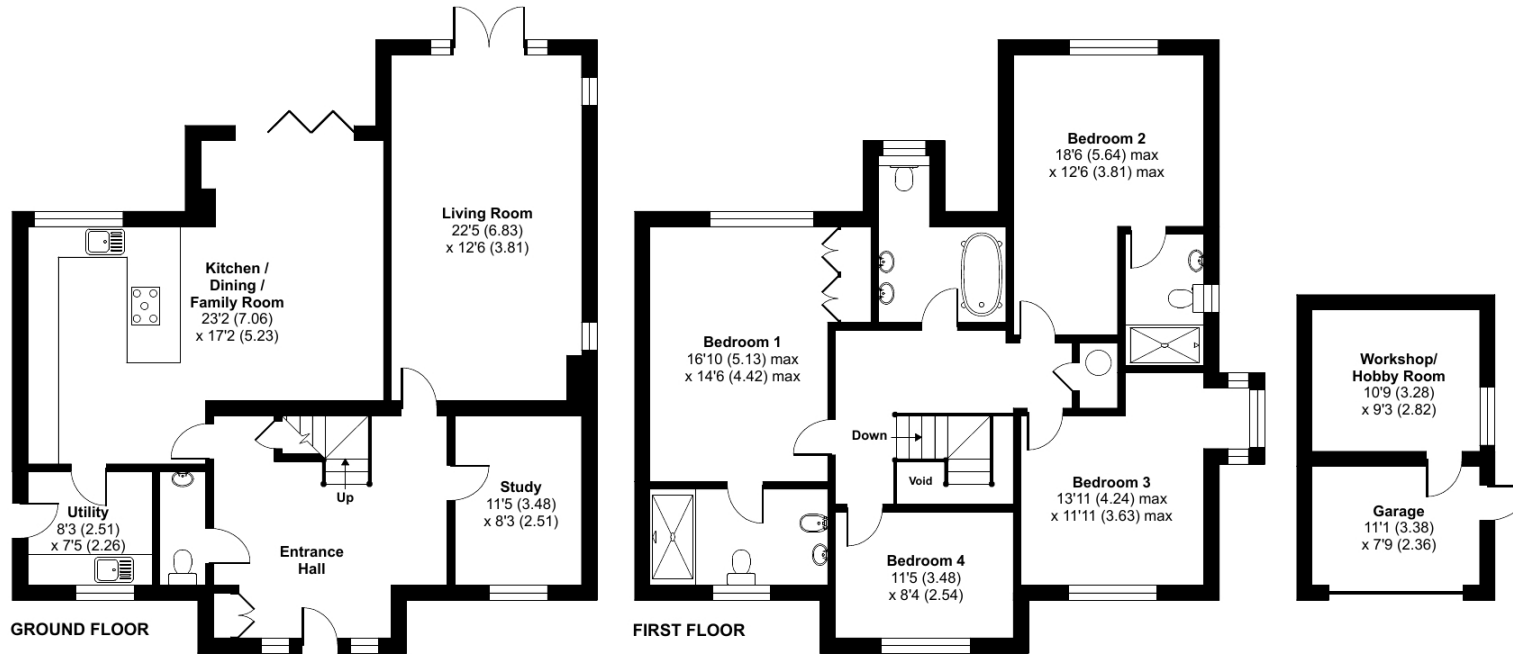


Approximate Area = 2185 sq ft / 203 sq m (excludes void)

Garage = 199 sq ft / 18.4 sq m

Total = 2384 sq ft / 221.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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: 933477



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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