



Pedley Lane

Clifton ,
Bedfordshire , SG17 5QT
£825,000

COUNTRY PROPERTIES
PART OF HUNTERS

Set in a gated development of just 4 beautifully designed homes this stunning home focuses on family living and entertaining with a stylish and contemporary finish and attention to detail throughout. Views over farmland to the rear and the side make this stunning home one to see.

- Master and bedroom 2 both with en suites and fitted with high quality sanitaryware
- Underfloor heating throughout ground floor on individually controlled digital thermostats
- Single garage with remote controlled door and off road parking for 3 cars
- 23ft kitchen/diner & family room with fully integrated appliances and 'Quartz' work-surfaces
- Innovative integrated audio system
- Impressive staircase with oak joinery and glass panels featuring a stylish chandelier on the landing
- 10 Year CRL Builders guarantee

GROUND FLOOR

Entrance Hall

Stairs rising to first floor with oak joinery and glass panels. Polished porcelain floor with underfloor heating. Understairs storage cupboard.

Cloakroom

Suite comprising low level flush wc and wash hand basin. Polished porcelain flooring with under floor heating.

Lounge

22' 4" x 12' 6" (6.81m x 3.81m) Double glazed double doors onto rear garden. Underfloor heating.

Study

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

Kitchen/Dining/Family Room

23' 1" x 17' 0" (7.04m x 5.18m) A range of wall and base units with 'quartz' work-surfaces over. Integrated induction hob with stainless steel extractor hood over. Three built in 'Neff' ovens. Integrated wine cooler, dishwasher, fridge & freezer. 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. Door into utility room.

Utility Room

A range of wall and base units with quartz work-surfaces over. Inset stainless steel sink unit. Polished porcelain tiled floor with underfloor heating. Door to side leads to driveway.



FIRST FLOOR

Landing

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

Master Bedroom

16' 9" x 14' 5" (5.11m x 4.39m) Double glazed window to rear. Radiator. 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' & 'hers' sink units with storage under. Tiled splash-backs. Shaver point. Heated towel rail. Obscure double glazed window to front. Ceramic tiled flooring.

Bedroom 2

18' 2" x 12' 6" (5.54m x 3.81m) Double glazed window to rear. Radiator. Door into en-suite.

En-Suite

Suite comprising double shower cubicle, wash hand basin with storage under and low level flush wc. Tiled splashbacks. Shaver point. Heated towel rail. Ceramic tiled flooring.

Bedroom 3

13' 9" x 11' 11" (4.19m x 3.63m) Double glazed window to front. Radiator. Double glazed box window to side overlooking paddock land.

Bedroom 4

11' 6" x 8' 4" (3.51m x 2.54m) Double glazed window to front. Radiator.

Bathroom

Suite comprising roll top bath, low level flush wc and 'his' & 'hers' sink units with storage under. Tiled splashbacks. Ceramic tiled flooring. Shaver point. Obscure double glazed window to side.

OUTSIDE

Front Garden

Paved pathway to front door with turf to be laid either side.

Rear Garden

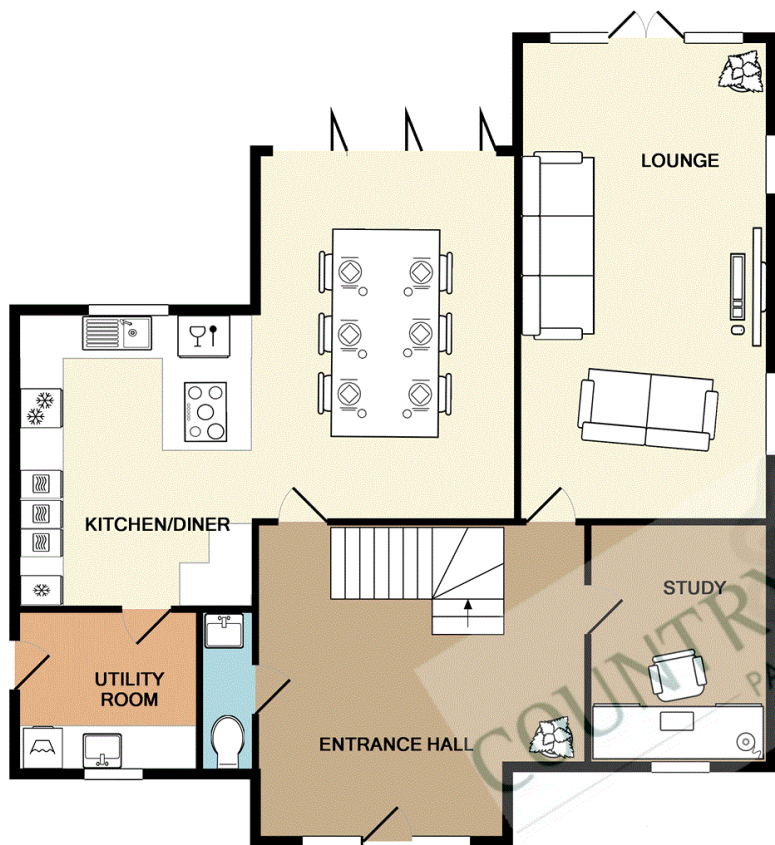
Large paved patio to rear with remaining garden to be turfed.

Garage

Remote controlled up and over door. Service door into garden.

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





GROUND FLOOR



1ST FLOOR

PLOT PEDLEY LANE

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: shefford@country-properties.co.uk

www.country-properties.co.uk

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