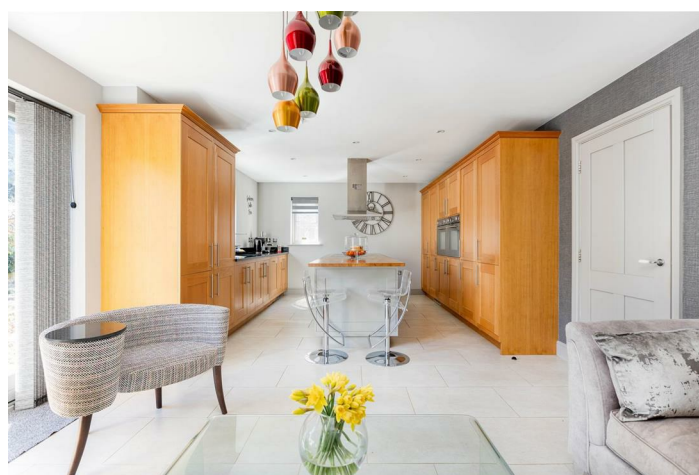


FREEHOLD



House - Link Detached (EPC Rating: C)

7 Pedley Farm Close, Clifton, Bedfordshire, SG17 5FZ

Price Guide

£895,000



First Step



4



2



3



C

4 Bedroom House - Link Detached located in Clifton

Nestled in the charming area of Pedley Farm Close, Clifton, this exquisite link-detached house offers a perfect blend of modern living and spacious comfort. Built in 2014, the property boasts a generous 2,206 square feet of living space, making it an ideal family home.

Upon entering, you are greeted by a grand dining hall adorned with floor-to-ceiling windows, allowing natural light to flood the space and create a warm, inviting atmosphere. The stunning galleried gantry landing adds a touch of sophistication, enhancing the overall aesthetic of the home.

The home boasts three well-appointed reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge, a formal dining room, or a vibrant play area for children. The layout is designed to foster both togetherness and privacy, catering to the needs of a modern family.

The property features four spacious double bedrooms, each designed to offer a peaceful retreat at the end of the day, with two well-equipped bathrooms and a dressing room.

One of the standout features of this property is the private south-facing garden. This outdoor space is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a tranquil setting. Additionally, the property includes a detached home office, providing an excellent opportunity for remote work or study, away from the distractions of family life.

Parking is never a concern here, as the property accommodates up to seven vehicles, making it ideal for families with multiple cars or for those who enjoy hosting guests.

INTERNAL

GROUND FLOOR

Dining Hall - Entrance

16'9" x 14'3"

Tall full height glazed windows to front aspect. Wooden flooring. Oak staircase to first floor. Ground floor doors leading to:

Lounge

24'4" x 14'0"

Double doors from Dining Hall. Dual aspect window to front and French doors to rear aspect. Stone fireplace surround, granite hearth fitted with contemporary electric fire. Carpet.

Study

11'10" x 10'6"

Double doors from Dining Hall. Dual aspect windows to side and front aspect. Amtico flooring.

Kitchen/Breakfast Room

22'8" x 13'5"

Dual aspect windows to side and rear and French doors to rear aspect. Oak wall and base units with granite work surface and upstand with inset 2 bowl sink and drainer grooves. Freestanding island with matching units in grey with solid oak work surface and breakfast bar seating area for 2 - island fitted with drawer packs, induction hob & overhead extractor hood. Integrated dishwasher, upright fridge/freezer, double oven. Worcester boiler concealed in matching unit. Ceramic tiled flooring. Door leading to:

Utility Room

Stable door to rear aspect. Oak base units with complementary work surface and upstand. Single stainless steel sink and drainer. Spaces and plumbing for separate washing machine and tumble dryer. Wall mounted consumer unit. Continuation of ceramic tiled flooring.

Cloakroom

White suite comprising: concealed cistern push button wc,

rectangular wash hand basin in vanity unit. Tongue and groove wood panelling with storage shelf, ceramic tiled flooring.

FIRST FLOOR

Galleried Gantry Landing

Tall full height glazed windows to front aspect. Loft access. Oak galleried gantry walkway to Bedroom 1. First floor doors leading to:

Bedroom 1

17'1" x 15'2"

Window and velux window to front aspect. Carpet. Recess space for wardrobes if required. Doors leading to both dressing room en-suite.

Dressing Room

Velux window to rear aspect. Bult-in 6 door wardrobe, fitted with shelves and rails. Carpet.

En-suite

Velux window to rear aspect. White suite comprising: fully tiled large shower with glass door, concealed cistern push button wc, wall mounted wash hand basin. Fully tiled walls with storage recess with glass shelf. shaver point, chrome heated towel rail, Amtico flooring.

Bedroom 2

13'3" x 12'1"

Window and velux window to front aspect. Carpet.

Bedroom 3

11'10" x 10'9"

Two velux windows to rear aspect. Carpet.

Bedroom 4

13'6" x 9'9"

Two velux windows to rear aspect. Full height door to airing cupboard housing the water tank. Carpet.



Bathroom

Velux window to rear aspect. White suite comprising: fully tiled panelled bath with wall mounted shower and glass screen, concealed cistern push button wc, wall mounted wash hand basin. Chrome heated towel rail, shaver point, oak storage ledge, luxury vinyl flooring.

EXTERNAL

Front Garden

Small wrap-around perimeter garden with established hedge, shrubs and pebble stones. Block paved pathway to front door, external lights. Rear double gated access to driveway and double car barn, plus side gated access to garden.

Rear Garden

South facing with fence perimeters softened with established shrubs and planting. Entertaining patio area, raised decking area with pergola and divided into two by laurels creating a paved barbeque area. Separate lawned area, sleeper beds with established shrubs. Wooden seating area. External light and tap. Paved and stoned pathway to Hub/Home Office. Side gated access. Opening to stoned driveway parking and double car barn.

Double Car Barn

18'8" x 18'6"

Detached wooden car barn, fitted with light, power and eave

storage. Parking for 2 in the barn, at least 4 on the stoned driveway and up to 2 cars outside the double gates adjacent to the side of the property.

Hub/Home Office

9'7" x 9'5"

Detached hub currently used as dog groomers - window to side aspect and French doors to front aspect - water and electric supply, electric heater, wifi connection, waterproof flooring, large sink, work station and storage lockers.

ADDITIONAL PROPERTY INFORMATION

FREEHOLD

Council Tax: Band F

EPC: Rating C

Mains utilities

Traditional Brick and Block construction

Local Area

Clifton is a small village located just outside of Shefford, it has pubs and a small local shop. Nearby Shefford is a small town and civil parish in the county of Bedfordshire.

Amongst the facilities in Shefford is a fire station and bowls club. As well as this, it has various pubs and restaurants, including Chinese takeaways, award-winning Indian takeaways and restaurants and a fish and chip shop. Shefford has a



supermarket, pharmacy, bakery and library. There is also a post office with sorting facilities. There is also an ironmonger's and a micro brewery.

The areas around Shefford are served by the middle school Robert Bloomfield Academy, Samuel Whitbread Academy, Shefford Lower School, Shefford Nursery, BEST nursery and Acorn Preschool.

Shefford has a Non-League football club Shefford Town & Campton F.C. who play at STMA (Digswell). There is also a Shefford Saints (Junior) FC where girls and boys from Shefford and the surrounding villages are able to join from the U5 Development squad up to U16 merging into the Adult team

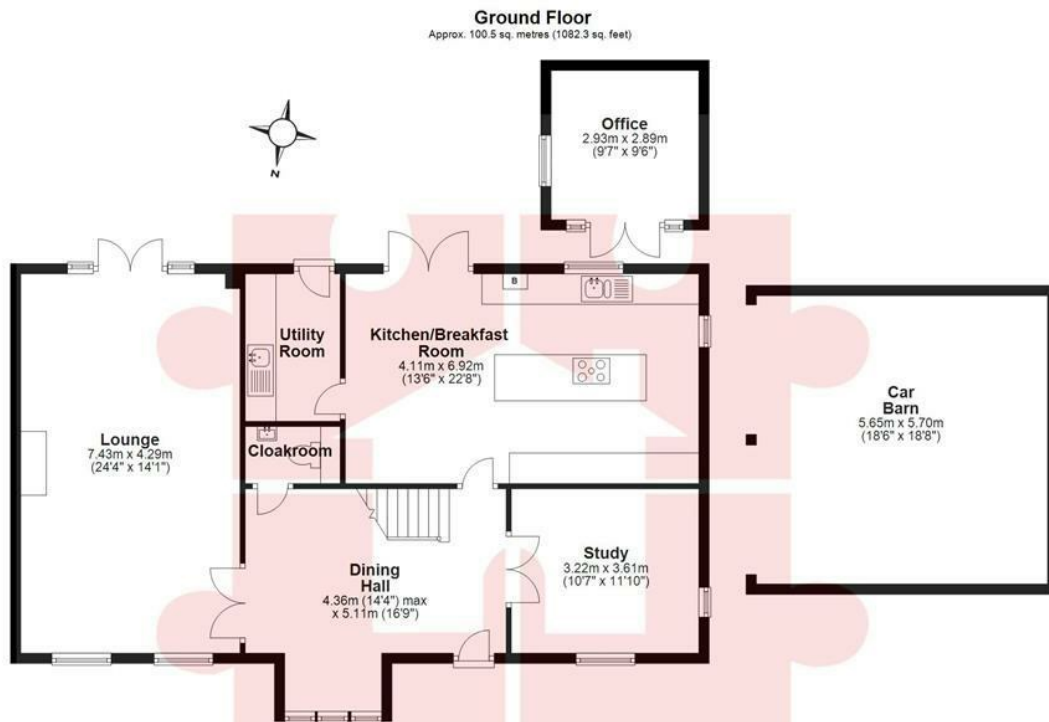
Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.





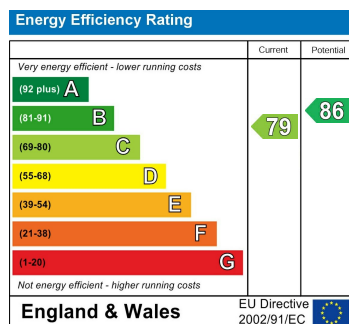


Total area: approx. 201.3 sq. metres (2166.7 sq. feet)

Council Tax Band

F

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



First Step