



27 School Lane, Eaton Bray LU6 2DT
Offers In Excess Of £475,000

27 School Lane, Eaton Bray LU6 2DT
Offers In Excess Of £475,000



Built in 2018, a THREE BEDROOM SEMI DETACHED property, still under structural warranty and offering light and deceptively spacious accommodation to include to the ground floor, ENTRANCE HALL, CLOAKROOM, SITTING ROOM, IMPRESSIVE high spec KITCHEN/DINER/FAMILY ROOM, BI-FOLD DOORS with fitted blinds to the GARDEN & with AIR CONDITIONING and to the first floor, PRINCIPLE BEDROOM with EN SUITE, TWO further BEDROOMS and FAMILY BATHROOM. Delightful private REAR GARDEN with a sunny aspect, plus off road SIDE DRIVEWAY PARKING for TWO VEHICLES. Situated in the heart of this popular BEDFORDSHIRE village, offering easy access to the many amenities and highly acclaimed schooling.

Ground Floor

Entrance Hall

Canopy tiled roof porchway with courtesy lighting and composite main entrance door leads into hallway. Staircase to first floor with balustrade and storage under cupboard. Quality 'Hickory Oak' laminate wood flooring with underfloor heating with individual digital thermostat control. Inset spotlights. Window to front aspect.

Sitting Room

Window to front aspect with fitted shutters. Quality 'Hickory Oak' laminate wood flooring with underfloor heating with individual digital thermostat control. Inset spotlights. TV point

Dining/Seating Area

Spacious and light filled room with Bi-fold doors with fitted blinds to the rear garden, glazed full length panel to one side and overhead roof light. Inset spotlights. Porcelain, faux marble floor tiling with underfloor heating with individual digital thermostat control. Air conditioning unit. Open plan to the Kitchen.

Kitchen/Breakfast Room

Fitted with a quality range of base and wall mounted, units including glazed display cabinets, soft close drawers, a central island/breakfast bar unit with complementary mirror-chip work surfaces and upstands. Built in 'Hotpoint' electric double oven and grill plus induction hob with overhead extractor unit. Space and plumbing for dishwasher One and a half bowl composite sink unit with single drainer and mixer tap. Porcelain, faux marble floor tiling with underfloor heating. Three unit island pendant light, concealed under unit lighting, and inset spotlighting. Double doored cupboard housing the wall mounted 'Potterton Combi' gas fired boiler with heat recovery system for additional efficiency, serving domestic hot water and central heating system plus space and plumbing for washing machine and dryer.

Cloakroom

Fitted with a two piece suite comprising WC and wall mounted wash hand basin vanity unit. Opaque glazed window to front aspect. Porcelain, faux marble floor tiling with underfloor heating. Glazed wall tiling to splash back area. Overhead light point and extractor fan.

First Floor

Landing

Opaque glazed window to side aspect. Access to loft void. Overhead light point. Fitted carpeting.

Bedroom 1

Double bedroom with window to rear aspect with fitted shutters. Inset spotlights. Radiator with individual digital thermostatic control. Fitted carpeting. Door to En Suite:

En Suite

Fitted with a three piece suite comprising WC, wall mounted wash hand basin with 'monobloc' mixer tap and shower cubicle with stylish



rainfall style shower head plus hand held unit. Opaque glazed window to rear aspect. Ceramic, wood grain effect, tiled flooring and wall tiling to splash back area. Fitted mirror with overhead lighting. Inset spotlights, extractor fan and heated towel rail.

Bedroom 2

Double bedroom with window to front aspect with fitted shutters. Overhead light point. Radiator. Fitted carpeting.

Bedroom 3

Currently used as a Dressing Room with window to front aspect. Overhead light point. Radiator. Fitted carpeting.

Family Bathroom

Fitted with a three piece suite comprising WC, wall mounted wash hand basin with 'monobloc' mixer tap and bath with stylish overhead rainfall style shower head plus hand held unit and glazed splash panel. Opaque glazed window to front aspect. Ceramic tiled flooring and wall tiling to splash back areas. Fitted mirror with overhead lighting. Inset spotlights, extractor fan and heated towel rail. Built-in storage/linen cupboard.

Exterior

Front Garden & Side Driveway Parking

Block paved pathway to the main entrance door and attractive Cotswold stone chippings. To the side, a block paved and shingled driveway with ample parking space for two vehicles and courtesy lighting. Timber fencing and timber gate providing access to the Rear Garden.

Rear Garden

A flagstone paved patio adjacent to the rear of the house with courtesy lighting and retaining wall of timber sleepers with a step of Cotswold stone chippings, up to the astro turf central lawn. Low brick built wall and timber fenced boundaries enclose the garden and to one side, an external water tap.

General

Built in 2018 with six years remaining on the original 10 year structural warranty. The 'Potterton Combi' gas fired boiler has been fitted with a heat recovery system for additional efficiency, and services the central heating to radiator system, domestic hot water, as well as the ground floor under floor heating system and there is Upvc double glazing to windows and doors with attractive colonial style shutters (fitted in 2019), Good quality throughout, from the full range of units in the kitchen, to the stylish bathroom and en suite fittings, the contemporary bi-fold doors, air conditioning (fitted in 2021) and composite main entrance door as well as the rear garden lawn which has been replaced with professionally laid astro turf (fitted in 2020) for easy maintenance and comfort.

Tenure: Freehold

Council: Central Bedfordshire District Council

Council Tax Band : D

Energy Rating: B

Location

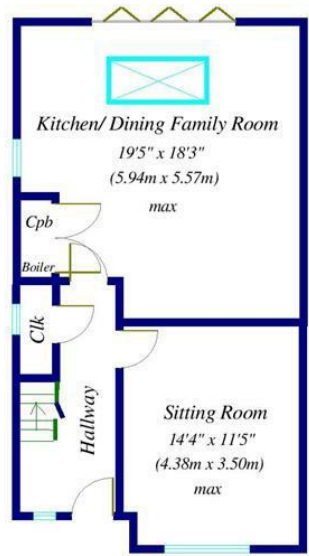
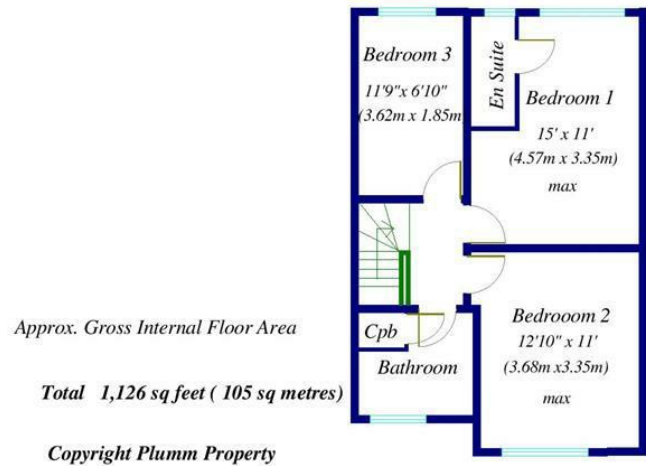
Eaton Bray, lying on the Bedfordshire/Buckinghamshire borders, is surrounded by open countryside with numerous bridle ways and enjoyable scenic walks. The many local facilities include village shops, post office, pharmacy, both doctors' and dentists' surgeries, a primary school, restaurant and a public house, with more comprehensive shopping, educational and leisure facilities to be found in Leighton Buzzard and Dunstable. For the commuter there is a fast and frequent service to London Euston from either Tring or Leighton Buzzard. Major road connections include M25 (J20) easy access to junction 11A of the M1 motorway and the A41 dual carriageway provides excellent connection to Hemel Hempstead, Watford, Tring and Aylesbury.



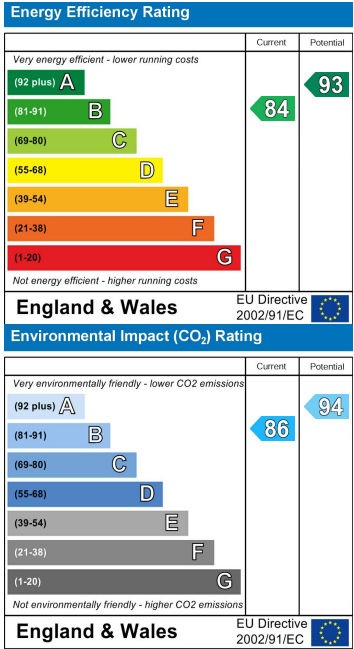




REAR



FRONT



To view this property please contact Plumm Property:
Tel. 01296 660230 | info@plummproperty.co.uk | www.plummproperty.co.uk
5 Marsworth Road, Pitstone Green, Buckinghamshire, LU7 9AT

Disclaimer
These particulars do not constitute an offer or contract in whole or in part. The statements contained herein are made without responsibility on the part of Plumm Property or the Vendors and they cannot be relied upon as representations of fact. Intending purchasers must, therefore, satisfy themselves by inspection or otherwise as to their correctness. The Vendors do not make or give and neither Plumm Property, nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.

