



Nestled in the picturesque village of Silsoe, within the prestigious Wrest Park development, The Rydale is a remarkable four-bedroom detached house that epitomises elegance and comfort.

As you approach The Rydale, you are welcomed by electric gates that lead you into a secure and serene plot, providing ample space for parking and a detached double garage. The property boasts three spacious reception rooms, allowing for versatile living and entertaining options. The large kitchen and breakfast room are ideal for family gatherings or casual dining, making it the heart of the home.

The Rydale features four generously sized bedrooms, with the master bedroom benefiting from an en-suite bathroom.

This executive family home is not merely a house; it represents a lifestyle choice, combining comfort, space, and a prime location in one of the most sought-after areas of Bedfordshire. The Rydale is perfect for families seeking a tranquil yet convenient living environment, with easy access to local amenities and beautiful countryside.

Embrace the opportunity to make this exquisite property your new home.

Upon entering the home, you will find a spacious layout that includes three well-appointed reception rooms, perfect for both entertaining guests and enjoying quiet family time. The kitchen/breakfast room is designed for modern living, providing a delightful space for culinary pursuits and casual dining. A utility room and a convenient cloakroom is also located on the ground floor, add to the practicality of the home.

The first floor boasts four generously sized bedrooms, each offering ample space. The master suite features a dressing area and ensuite shower room, while a well-equipped family bathroom serves the remaining bedrooms.

Outside, the property benefits from extensive parking for up to five vehicles, complemented by a double garage. The private rear garden is a true highlight, offering a peaceful outdoor space and enhancing the overall appeal of this remarkable home.

Entrance Hall

Providing access to all ground floor accommodation with a double glazed composite door and windows to the front aspect. Radiator. Fitted carpet. Central heating thermostat. Coved ceiling. Home alarm system control panel. Stairs rising to the first floor accommodation.

Family Room / Study

A good sized and versatile room with double glazed window to the front aspect. Radiator. Fitted carpet. Telephone point. Coved ceiling.



Living Room

Double glazed window to the front aspect. Feature fire surround with coal effect gas fire and tiled hearth. Wall light points. Two radiators. Fitted carpet. Coved ceiling. French doors leading to the dining.



Dining Room

Double glazed French doors leading to the rear garden. Two radiators. Fitted carpet. Coved ceiling. French doors leading to the sitting room:



Kitchen / Breakfast Room

Fitted to comprise a range of wall, drawer and base level units with work surfaces over. Integrated eye level oven and grill. Gas hob with an extractor hood over. Integrated fridge and freezer. 1 and 1/2 drainer sink unit. Double glazed window to the rear aspect and double glazed French doors to the garden. Radiator. Under stair storage cupboard. Tiled floor and part tiled walls. Water softener.



Utility Room

Fitted to comprise base level and work surface with a single drainer sink unit. Space and plumbing for a washing machine. Tiled floor and part tiled walls. Double glazed composite door and window to the side aspect. Radiator.

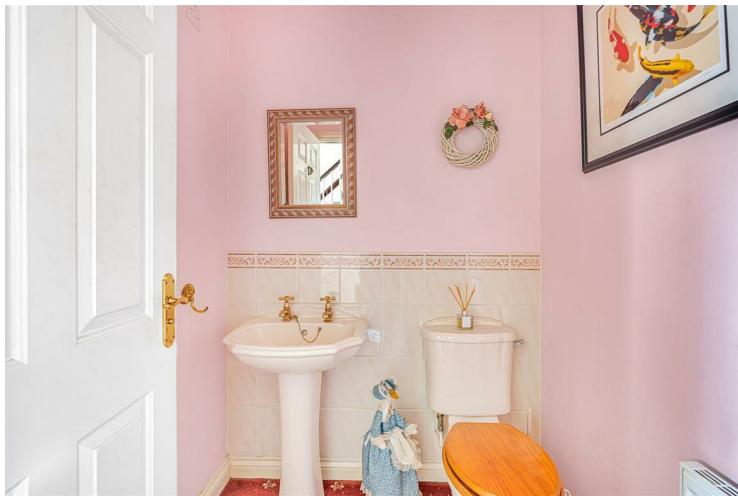
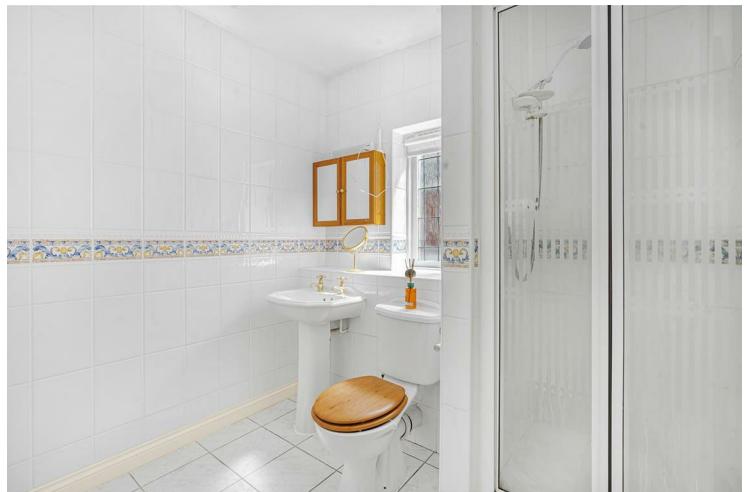


Cloakroom

Fitted to comprise a w/c. Wash hand basin. Part tiled walls. Fitted carpet

En-Suite Shower Room

Fitted to comprise a WC, wash hand basin and a shower enclosure with shower over. Fully tiled walls and floor. Double glazed window to the side aspect.



Landing

A large landing that provides access to all first floor accommodation. Double glazed window to the front aspect. Radiator. Fitted carpet. Airing cupboard and hatch to the loft.

Master Bedroom

Double glazed window to the front aspect. Radiator. Fitted carpet. Coved ceiling. Dressing area fitted with a range of wardrobes.



Bedroom Two

Double glazed window to the front aspect. Radiator. Fitted carpet.



Bedroom Three

Double glazed window to the rear aspect. Radiator. Fitted carpet.



Bedroom Four

Double glazed window to the rear aspect. Radiator. Fitted carpet.

Family Bathroom

Fitted to comprise a low level WC, wash hand basin set into a vanity unit, panelled bath and shower enclosure. Fully tiled walls. Double glazed window to the rear aspect.



NB

Services and Appliances have not been tested.

Viewing

By appointment through Bradshaws.

Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

To the Front

An enclosed driveway accessed via electric gates. The driveway provides ample off-road parking and access to the double garage. The remainder being laid to lawn with a variety of mature shrubs, bushes and trees.



Double Garage

Twin up and over doors, one of which is power assisted. Light and power. Eaves storage.

Rear Garden

A delightful and mature rear garden that benefits from a large patio area situated adjacent to the rear of the home and a further smaller patio area at the top of the garden. The remainder being laid to lawn with a variety of mature shrubs, bushes and trees. Boundary fencing. Gated access to the driveway. Outside tap and lighting.

Approximate Gross Internal Area
 Main House = 162.02 sq m / 1744 sq ft
 Garage = 28.70 sq m / 309 sq ft
 Total = 190.72 sq m / 2053 sq ft

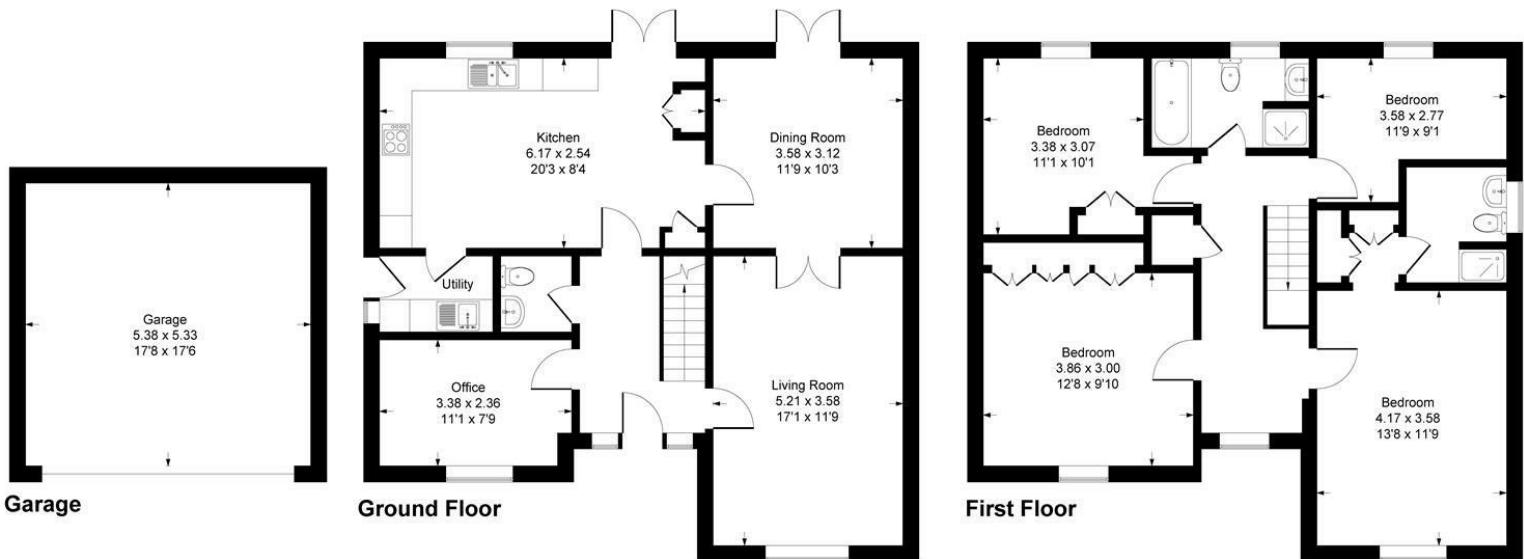


Illustration for identification purpose only, measurements approximate, and not to scale.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		