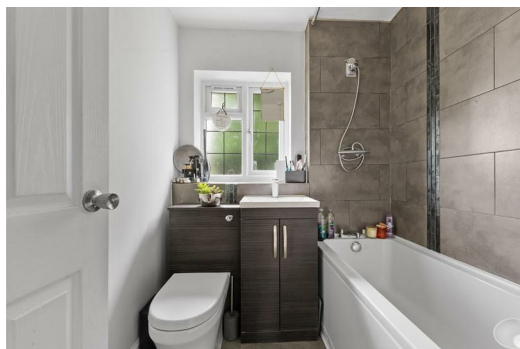




Bradshaws are delighted to offer for sale this tastefully presented and extended three bedroom home located within the popular village of Toddington, Bedfordshire. The property has been thoughtfully renovated to feature modern open-plan living, kitchen and dining space. Downstairs also features a separate laundry room and cloakroom. A garage and parking when added to the landscaped rear garden provide essential external space which is ideal for modern living. A viewing of the property is strongly recommended.

Entrance Porch

Double glazed door to the front aspect. Double glazed windows to the front and side aspects. Engineered wood flooring. Gas meter cupboard. Wall light. Part glazed door leading to:

Entrance Hall

Providing access to all ground floor accommodation with stairs rising to the first floor. Porcelain tiled floor. Radiator. Central heating thermostat. Door leading to:

Lounge Area

Double glazed window to the front aspect. Feature bespoke fitted media centre. Porcelain tiled flooring. Radiator. Under stairs storage area. Feature gas fire.



Kitchen / Dining Area

A rear aspect space with french doors leading out into the rear garden. Porcelain tiled flooring. The kitchen area is fitted to comprise a range of wall, drawer and base level units with work surfaces over. 1 and 1/2 drainer sink unit. Integrated oven and gas hob with an extractor over. Space for a fridge / freezer. Integrated dish washer. Double glazed window to the rear aspect.



Cloakroom

Tastefully fitted to comprise a close coupled w/c with concealed cistern. Wash hand basin and vanity unit. Part tiled walls and fully tiled floor. Double glazed window to the side.



Laundry Room

Space and plumbing for a washing machine. Double glazed window to the side. Wood laminate flooring.

First Floor Landing

Providing access to all first floor accommodation. Storage cupboard. Fitted carpet. Hatch to the loft with pull down loft ladder.

Bedroom One

Double glazed window to the front. Fitted wardrobes. Radiator. Fitted carpet. Coved ceiling.



Bedroom Two

Double glazed window to the rear. Wood laminate flooring. Radiator.



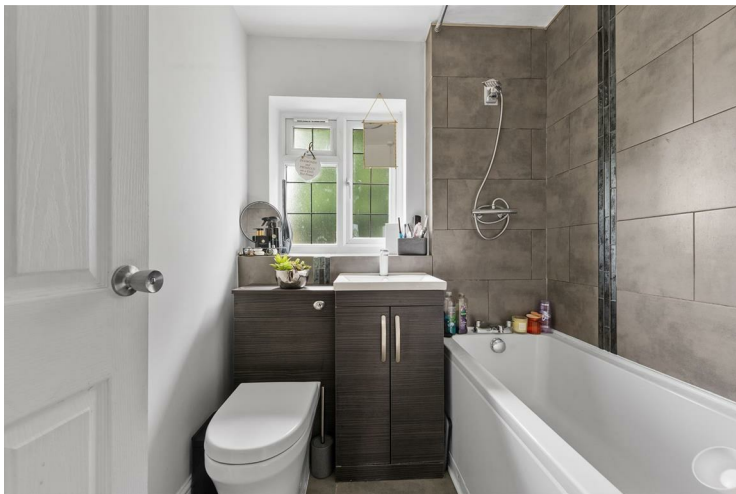
Bedroom Three

Double glazed window to the front. Wood laminate flooring. Radiator.



Bathroom

Tastefully fitted to comprise a close coupled w/c with concealed cistern. Wash hand basin and vanity unit. Panelled bath with shower over. Fully tiled walls and floor. Double glazed window to the rear.



To The Front & Side

Garden area laid to grass and shrubs. Pathway leading to the front door.



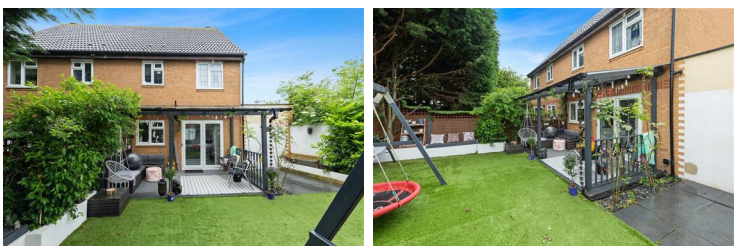
Garage & Parking

Set to the side if a neighbouring property there is a driveway which provides off road parking for one car and onward access to the garage with up and over door.



Rear Garden

The rear garden has been thoughtfully landscaped to offer an artificial lawn and, to the far end, a slightly raised composite decking area providing a superb relaxing/entertaining space. Raised, rendered planters have been well stocked with shrubs and bushes, whilst butting up against the back of the home is a further, good sized seating area. Both areas are covered by pergola's providing some of shade when necessary.



NB

Services and appliances have not been tested.

Viewing

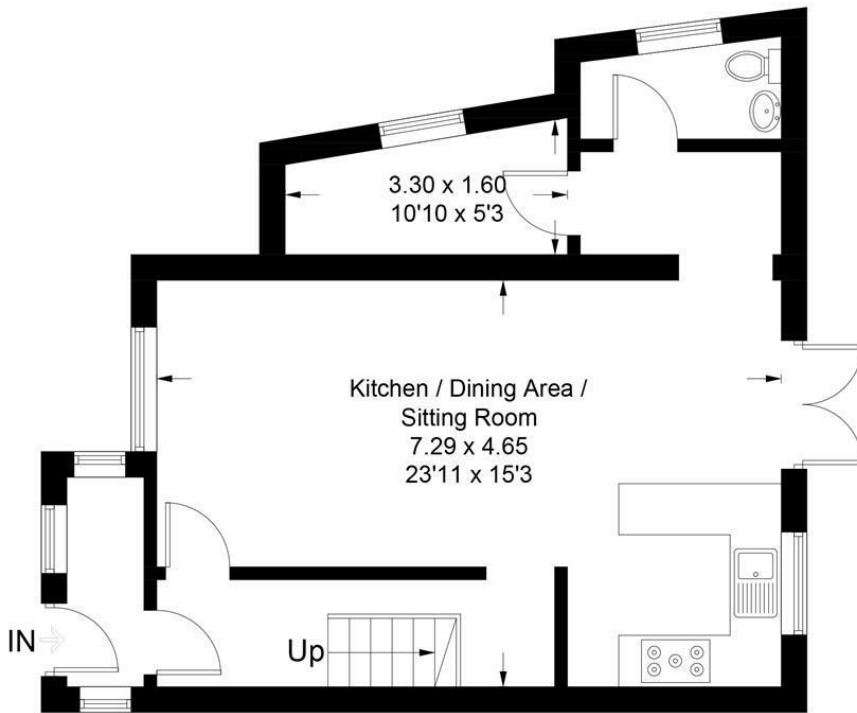
By appointment through Bradshaws.

Disclaimer

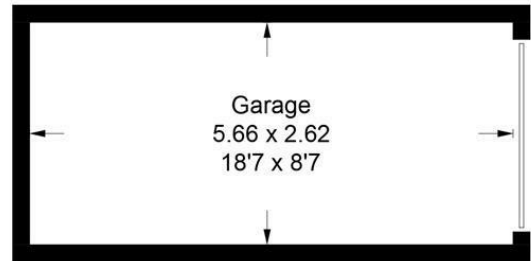
These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where 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.)

2A Willow Way

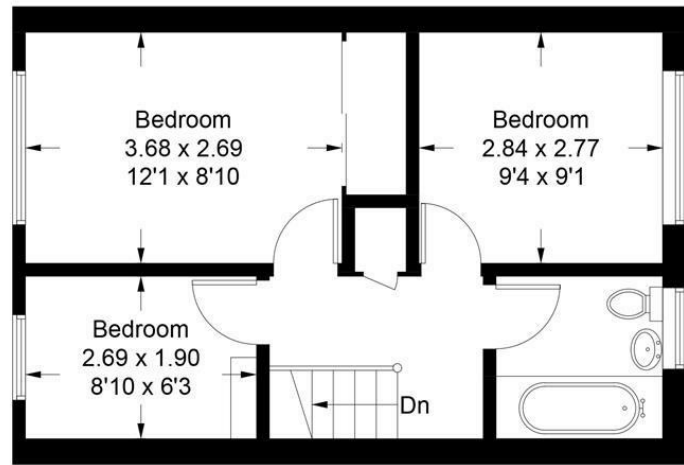
Approximate Gross Internal Area = 85.0 sq m / 915 sq ft
 Garage = 14.7 sq m / 158 sq ft
 Total = 99.7 sq m / 1073 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1089141)

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

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