



Nestled in the charming village of Silsoe, this delightful detached house on Hazel Grove offers a perfect blend of comfort and convenience. With four bedrooms and two well-appointed bathrooms, this property is ideal for families seeking a welcoming home in a popular residential area.

The house boasts ample parking for up to three vehicles and its prime location means you are just a short stroll away from local shops, schools, and various amenities, making daily life both easy and enjoyable.

For those who appreciate the beauty of nature, the property is conveniently situated near the stunning English Heritage site of Wrest Park, where you can explore beautifully landscaped gardens and historical architecture. Additionally, the surrounding countryside offers a wealth of scenic walks.

This property presents an excellent opportunity for anyone looking to settle in a vibrant community while enjoying the tranquility of village life. With its spacious layout and proximity to essential services and natural attractions, this home is sure to appeal to a wide range of buyers.



## Entrance Hall

Composite front door with small double glazed panel. Radiator. Central heating thermostat control. Karndean flooring. Carpeted stairs leading to the first floor accommodation

## Cloakroom

Comprising a WC and wall hung wash hand basin with tiled splashback. Radiator. Karndean flooring.



## Lounge

A spacious lounge with a double glazed bay window to the front aspect. Fitted carpet. Two radiators.



## Play Room/ Study

Currently being used as a children's play room, this room could equally be used as a home office. Double glazed window to the front aspect. Radiator. Karndean flooring.



## Kitchen/ Living Area

Spanning the width of the property at the rear, with direct access to the garden, and providing an excellent space for entertaining and relaxation. Karndean flooring throughout.



## Kitchen

Fitted with a modern range of wall, drawer and base units with worksurface over, incorporating a 1½ drainer sink unit. Integrated double oven plus an induction hob with a concealed extractor hood over. Integrated fridge/ freezer. Radiator. Double glazed patio door to the rear aspect and double glazed window to the side aspect.



## Living Area

A seating area with glazed roofing. Radiator. Patio door to the rear aspect.



## Bedroom Two

Two, double glazed windows to the front aspect. Radiator. Fitted carpet.



## Utility Room

Fitted with a modern range of wall and base units with work surface over, incorporating a single drainer sink unit. Cupboard housing a wall mounted gas boiler. Space and plumbing for a washing machine and tumble drier. Karndean flooring. Double glazed window to the side aspect.

## Landing

Hatch to partially boarded loft space. Fitted carpet. Storage cupboard with shelving.

## Master Bedroom

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



## Bedroom Three

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



## En Suite

Comprising a WC, wall hung wash hand basin with cabinet below, and shower cubicle. Shaving socket. Heated towel rail. Inset ceiling spotlights. Part tiled walls and a tiled floor. Obscured double glazed window to the rear aspect.

## Bedroom Four

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





## Family Bathroom

Comprising a WC, wall hung wash hand basin and panelled bath with shower over. Part tiled walls and a tiled floor. Heated towel rail. Extractor fan. Shaving socket. Obscured double glazed window to the side aspect.



## Rear Garden

A well kept garden, laid mainly to lawn, with attractive flower and shrub borders and a boundary brick wall and fencing. Outside tap. External power point. An enclosed gravelled area to the side of the property with gated pedestrian access.

## Front Of Property

Set back from the road and a path leading to the front door with storm canopy over. Borders with mature shrubs and a cherry tree.



## Garage

A detached single garage to the side of the property with a driveway in front providing off road parking for up to two vehicles. Light and power. Electric vehicle charging point.

## NB

Services and appliances have not been tested.

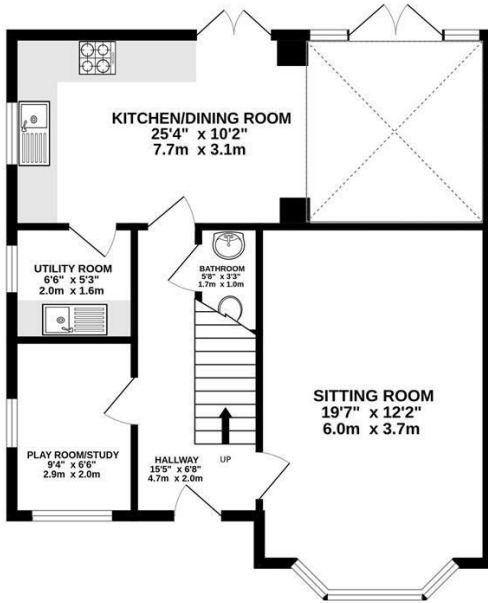
## Viewing

By appointment through Bradshaws.

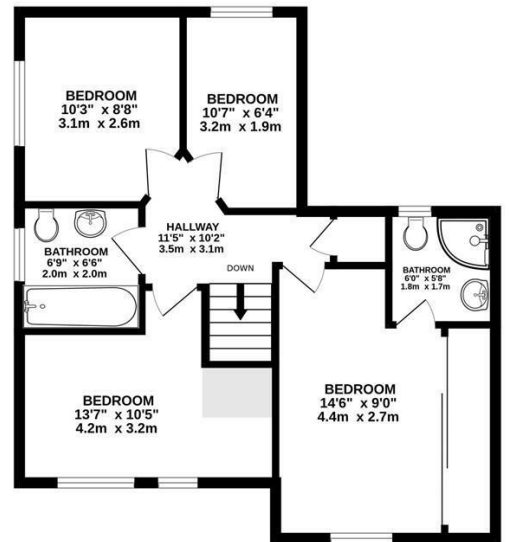
## Disclaimer

These details have been prepared by Jane McFarland and the statements contained therein represent her 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.)

GROUND FLOOR  
881 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1440 sq.ft. (133.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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