



Welcome to this immaculately presented modern home located in the sought-after Hayfield development in the charming village of Silsoe. This delightful property boasts four well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

It is not only beautifully maintained but also offers the potential for further enhancement, making it a fantastic opportunity for prospective buyers. With its desirable location in Silsoe, you will enjoy the benefits of village life while being within easy reach of local amenities. Do not miss the chance to make this wonderful property your own.

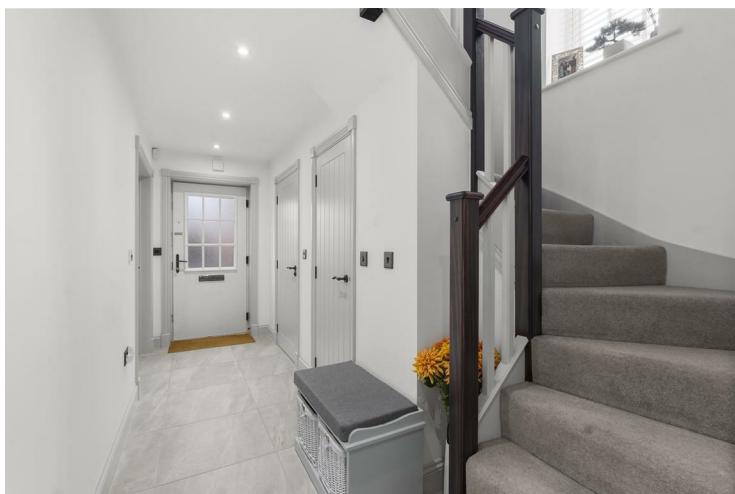
As you enter, you are greeted by a welcoming entrance hall that leads to a cloakroom, providing convenience for guests. The spacious sitting room offers a comfortable area for relaxation, while the rear aspect kitchen, dining, and living area creates a perfect setting for entertaining family and friends. The open-plan design allows for a bright and airy atmosphere, enhancing the overall appeal of the home, with the bi-folding doors leading to the garden adding to the practicality of this home in the summer months.

For those who desire even more space, planning permission has already been granted for a rear ground floor extension and a loft conversion, allowing you to tailor the property to your specific needs. The four good-sized bedrooms ensure ample accommodation, complemented by a family bathroom and an en-suite shower room for added privacy and convenience.

Outside, the property features a well-presented enclosed rear garden, perfect for enjoying the outdoors or hosting summer gatherings. Additionally, a single garage and off-road parking provide practical solutions for your vehicles.

Entrance Hall

Providing access to all ground floor accommodation with a double glazed composite door to the front aspect. Tiled floor with thermostatically controlled under floor heating. Inset spot lights to the ceiling. Stairs rising to the first floor accommodation. Large under stair cupboard.



Cloakroom

Tastefully fitted to comprise a w/c with concealed cistern. Wall mounted wash hand basin. Tiled floor with thermostatically controlled under floor heating. Part tiled walls. Double glazed window to the front. Feature mirror with glass shelving.



Sitting Room

A good sized room with a feature double glazed bay window to the front aspect. Fitted carpet with thermostatically controlled under floor heating. Tv point.



Kitchen / Dining Room / Living Room

An open plan and good sized rear aspect living space which provides the perfect setting for the family to relax, entertain and enjoy. Bi-folding doors to the rear garden. Tiled floor with under floor heating. Wall mounted TV point.



Kitchen Area

Tastefully fitted to comprise a range of wall, drawer and base level units with silstone work surfaces over. 1 and 1/2 inset sink with a swan neck 'insinkerator' tap that provides hot, cold, filtered and boiling water. Bosch Integrated appliances to include; eye level oven and grill, induction hob (with extractor hood over), dishwasher, fridge and freezer. Inset spot lights to the ceiling. Double glazed window to the rear aspect.



Utility Room

Fitted to comprise a wall units and silstone work surface with space and plumbing for a washing machine and space for a tumble dryer. Tiled floor with thermostatically controlled under floor heating. Cupboard housing the wall mounted boiler. Double glazed composite door on the side aspect.

Landing

Providing access to all first floor accommodation with a double glazed window to the side. Fitted carpet. Hatch to the roof space. Radiator. Large airing cupboard housing the pressurised hot water tank.

Principal Bedroom

Double glazed window to the rear aspect. Twin built in wardrobes. Radiator. Fitted carpet. Tv point.

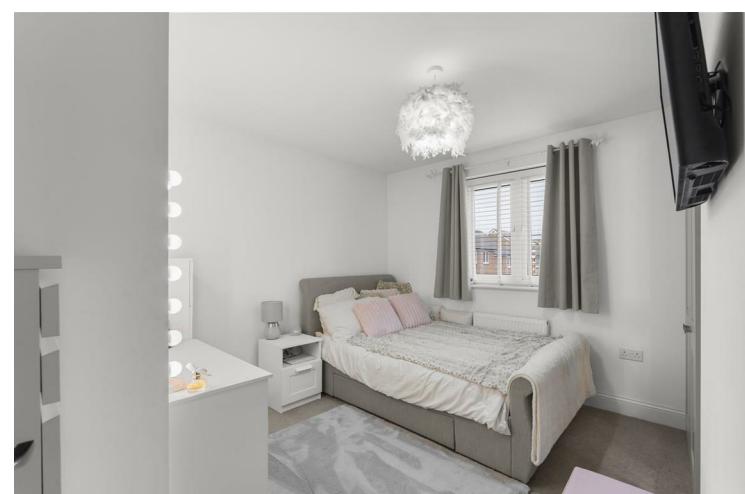


En-Suite Shower Room

Tastefully fitted to comprise a w/c with concealed cistern, wash hand basin set into a vanity unit. Shower enclosure with shower over. Heated towel rail. Part tiled walls. Tiled floor. Inset spot lights and extractor to the ceiling.

Bedroom Two

Double glazed window to the front aspect. Built in wardrobe. Radiator. Fitted carpet. Tv point.



Bedroom Three

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



Bedroom Four

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



Family Bathroom

Tastefully fitted to comprise a w/c with concealed cistern. Wall mounted wash hand basin with vanity unit under. Bath with shower attachment over and glass shower screen. Heated towel rail. Fully tiled walls and floor. Inset spot lights and extractor to the ceiling. Double glazed window to the side aspect.



To the Front

A small low maintenance garden and pathway leading to the front door. Driveway providing off road parking for two cars and onward access to the garage.



Garage

With up and over doors. Light and power. Personal door to the rear garden.



Rear Garden

Patio area adjacent to the rear of the property with the remainder being laid to lawn. Boundary fencing. Gated pedestrian access to the front. Mature shrubs, bushes and small trees.



NB

Services and appliances have not been tested.

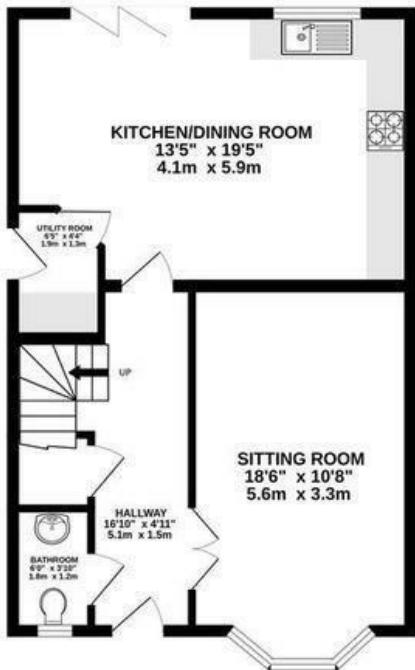
Viewings

By private appointment only through Bradshaws.

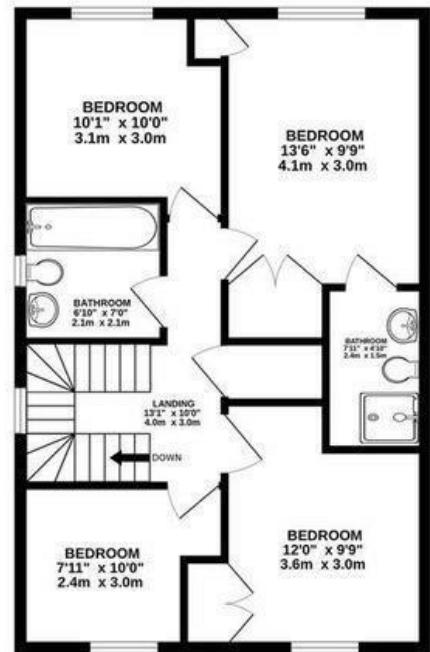
Disclaimer

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.)

GROUND FLOOR
847 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1460 sq.ft. (135.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only. Outbuildings not drawn in actual position relative to the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(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	