



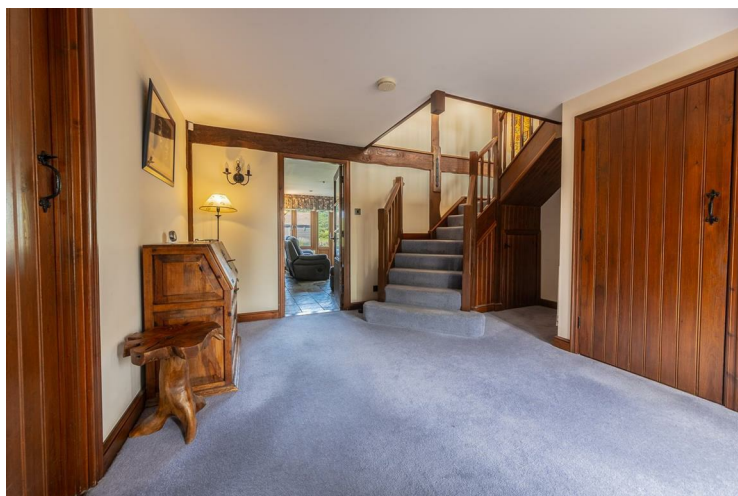
Set in an enviable location with open fields and countryside walks on your door step yet being within a short drive from Flitwick railway station offering fast and frequent services to London. For the discerning buyer, the only way to fully appreciate all that this desirable home has to offer is to arrange an internal and external viewing at your earliest convenience.

Four large double bedrooms, two en-suites, a family bathroom and a spacious family friendly ground floor configuration combine to offer 2730sqft of accommodation. The 130' rear garden backing onto open fields, a double garage and ample parking make this the ideal family home. Listed with the added benefit of being offered for sale with no onward chain gives this property a 'must view' status.



## Reception Hall

A large and welcoming room that provides access to all ground floor accommodation. Feature exposed timbers to the ceiling. Double glazed door to the front and double glazed window to the front aspect. Under stair storage cupboard. Wall light points. Home alarm system control panel. Stairs rising to the first floor accommodation.



## Dining Room

Double glazed french doors to the side aspect. Feature fire surround with exposed brickwork and beams. Radiator. Fitted carpet. Wall light points.



## Cloakroom

Fitted to comprise a close coupled w/c and wash hand basin. Double glazed window to the front aspect.



## Study

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

## Kitchen / Breakfast Room

A delightful rear aspect living space that provides the perfect setting for the family to relax, entertain and enjoy.



## Lounge

A bright and spacious triple aspect room with double glazed windows to the front and side aspects. Feature inglenook fire place with exposed brickwork and beams, and a tiled hearth. Two radiators. TV point. Fitted carpet. Wall light points.



### Kitchen Area

Comprising a range of quality fitted oak wall, drawer and base level units with granite work surfaces over. One and a half drainer sink unit. Space and fitting for a range style cooker with an extractor hood over. Integrated fridge and dishwasher. Part tiled walls and tiled floor. Double glazed window to the rear aspect. Inset spot lights to the ceiling.



### Galleried Landing

Providing access to all first floor accommodation and also benefiting from character features such as exposed timber beams and a mezzanine to the reception hall. Double glazed window to the front aspect. Radiator. Airing cupboard (housing the megaflo hot water cylinder). Wall light points.

### Master Bedroom

A spacious rear aspect room with a feature vaulted ceiling and exposed timber beams. Two built-in wardrobes. Radiator. Fitted carpet. Double glazed window to the rear.



### Breakfast Area

Double glazed windows to the side and rear aspects. Double glazed french doors leading to the rear garden. Three radiators. TV point. Tiled floor. Inset spot lights to the ceiling.



### Utility

Fitted with a range of wall, drawer and base level units work surfaces over. Single drainer sink unit. Larder cupboard. Part tiled walls and tiled floor. Double glazed door to the side aspect. Double glazed window to the rear aspect. Home alarm system control panel. Inset spot lights to the ceiling. Door leading to the double garage.

### En-suite Shower Room

Tastefully fitted to comprise a close coupled w/c. Wash hand basin set into a vanity unit. Shower enclosure with shower over. Part tiled walls. Fitted carpet. Double glazed window to the side aspect. Inset spot lights to the ceiling.





### Guest Bedroom

A spacious front aspect room with feature exposed timber beams. Built in wardrobes. Radiator. Fitted carpet. Double glazed window to the front.



### En-suite Shower Room

Tastefully fitted to comprise a close coupled w/c. Wash hand basin set into a vanity unit. Shower enclosure with shower over. Part tiled walls. Fitted carpet. Sky light as fitted. Inset spot lights to the ceiling



### Bedroom Three

A good sized rear aspect double room with feature exposed timber beams. Built in wardrobes. Radiator. Fitted carpet. Double glazed window to the rear.



### Bedroom Four

A good sized front aspect double room with feature exposed timber beams. Built in wardrobes. Radiator. Fitted carpet. Double glazed window to the front.

### Family Bathroom

Tastefully fitted to comprise a close coupled w/c. Wash hand basin set into a vanity unit. Corner bath. Part tiled walls. Fitted carpet. Double glazed window to the rear aspect. Inset spot lights to the ceiling.



### To The Front

An imposing front garden and driveway area. The garden area being mostly laid to lawn with a brick retaining wall, mature trees, shrubs and bushes. The driveway providing ample off road parking and onward access to the double garage.

### View From The Front

The property is accessed via a country lane. All front aspect

rooms benefit from far reaching views over open countryside.



### **Double Garage**

With remote controlled electric up and over door. Light and power. Tiled floor. Wall mounted boiler (serving all hot water and heating requirements).

### **Rear Garden**

A delightful open aspect rear garden with a large wrap around patio area adjacent to the rear and sides of the property, the remainder being mostly laid to lawn. Mature bushes to the boundaries. Mature shrubs. Area laid to shingle. Three outside taps.



### **Cabin**

A useful space that is currently being used for storage but was build with the view of potential conversion into an outside office / living space. Light and power. Front door. Windows to the front and side aspects. Soil pipe as fitted.

### **NB**

Services and appliances have not been tested.

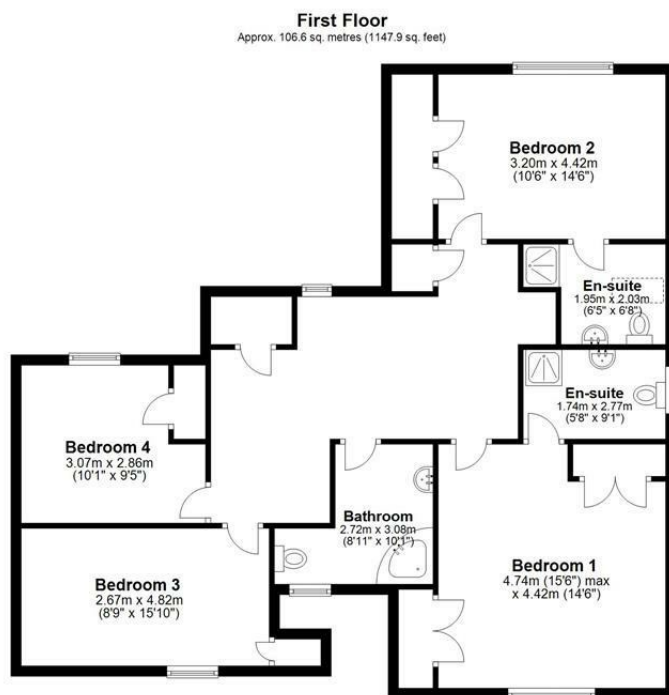
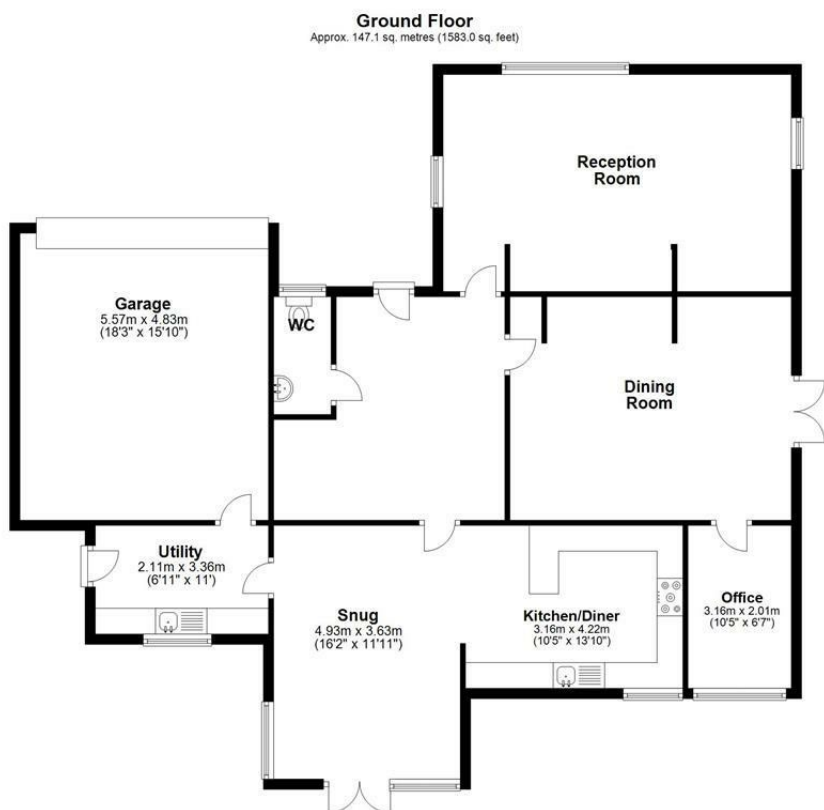
### **Viewing**

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.)





Total area: approx. 253.7 sq. metres (2730.9 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

