

Nestled in Frenchmans Close, Toddington, this immaculately presented semi-detached house offers a perfect blend of modern living and comfort. Spanning an impressive 1,326 square feet, this extended four-bedroom home is designed to cater to the needs of contemporary families.

Upon entering, you are greeted by three well-appointed reception rooms, providing ample space for relaxation and entertainment. The heart of the home is undoubtedly the rear aspect open plan kitchen and living area, which seamlessly integrates the dining and lounge spaces. This layout not only enhances the flow of natural light but also creates an inviting atmosphere for gatherings with family and friends.

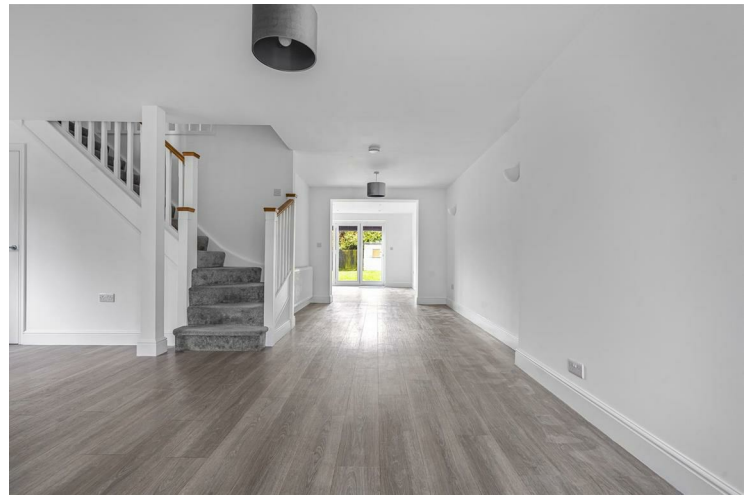
The property boasts four generously sized bedrooms, ensuring that everyone has their own private retreat. With two bathrooms, morning routines are made effortless, accommodating the demands of busy family life.

Outside, the good-sized rear garden offers a tranquil escape, perfect for outdoor activities or simply enjoying the fresh air. Additionally, off-road parking to the front of the property provides convenience and ease for residents and guests alike.

Offered for sale with no onward chain making this an ideal find for those seeking a family-friendly environment with modern amenities. Do not miss the opportunity to make this stunning property your own.

Entrance Lobby

Composite door to the front aspect and double glazed windows to to the side. Radiator. Wood laminate flooring. Door to the lounge area and a door leading to:



Kitchen / Living Room

A rear aspect living space that provides the perfect space for the family to relax entertain and enjoy with bi-folding doors leading out onto the rear garden.

Study

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



Living Room

A large dual aspect living space with double glazed windows to the front and side aspects. Two radiators. Wood laminate flooring. Wall light points. Storage cupboard. Stairs rising to the first floor accommodation.



Kitchen Area

Tastefully filled to comprise a range of wall, drawer and base level units with worktop surfaces over. Integrated appliances include: Oven and grill, induction hob (with an extractor hood over), fridge, freezer and dishwasher. Feature island fitted with a 1 and 1/2 drainer sink unit and breakfast bar. Radiator. Wood laminate flooring. Inset spot lights to the ceiling.



Dining Area

Open plan to the living / kitchen area with a radiator. Wood laminate flooring. Wall light points.

Living Area

Wood laminate flooring. Wall mounted TV point. Inset spot lights to the ceiling.

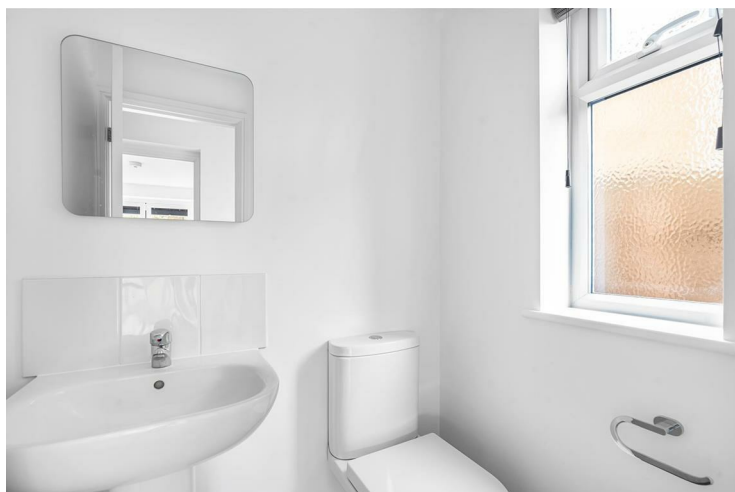
Utility

Fitted to comprise a range of wall and base level units with worktop surfaces over. Single drainer sink unit. Space and plumbing for a washing machine. Space for a tumble dryer. Double glazed composite door to the side aspect. Radiator. Wood laminate flooring. Inset spot lights to the ceiling.



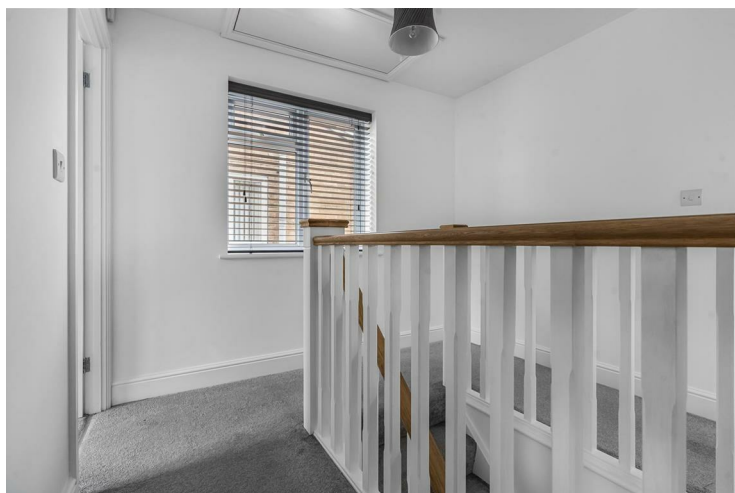
Cloakroom

Fitted to comprise a w/c. Pedestal wash hand basin. Double glazed windows to the side. Heated towel rail. Wood laminate flooring.



Landing

Providing access to all ground floor accommodation with fitted carpet. Storage cupboard. Double glazed window to the side aspect. Loft hatch with pull down loft ladder.



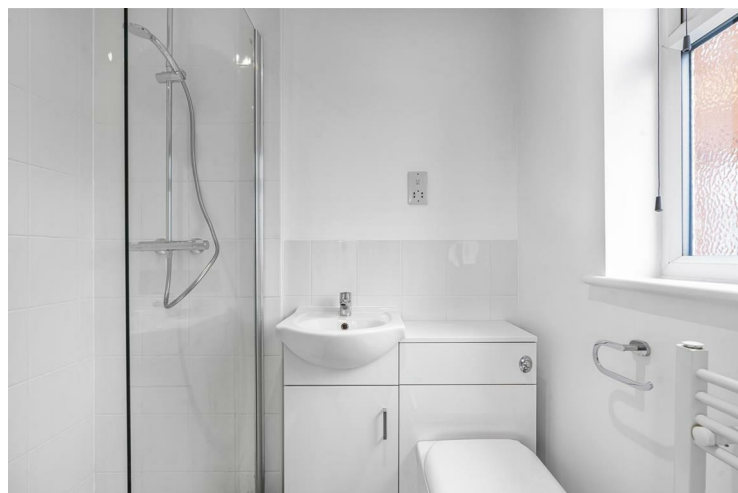
Bedroom One

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



En-Suite Shower Room

Tastefully fitted to comprise a w/c with concealed cistern fitted into a vanity unit with wash hand basin. Shower enclosure with glass screen and mains fed shower over. Part tiled walls and tiled floor. Double glazed window to the side aspect. Heated towel rail. Inset spot lights to the ceiling.



Bedroom Two

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



Bedroom Three

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



Bedroom Four

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



Bathroom

Tastefully fitted to comprise a w/c with concealed cistern fitted into a vanity unit with wash hand basin. Panelled bath with glass shower screen and mains fed shower over. Part tiled walls and tiled floor. Heated towel rail. Inset spot lights to the ceiling. Saver socket.



To the Front

Driveway providing off road parking for two cars. The remainder comprises of hedging to the front and side aspects.



Rear Garden

A good sized southerly aspect regarded with patio areas adjacent to the rear of the property and to the rear of the garden. Mostly laid to lawn with boundary fencing. Gated pedestrian access to the side.



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.)

Approximate Gross Internal Area = 123.2 sq m / 1326 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1171954)

