



Nestled in the desirable area of Mander Farm Road, Silsoe, this impressive detached family home offers a perfect blend of comfort and modern living. Spanning an expansive 1,855 square feet, the property boasts an inviting layout that is ideal for both family life and entertaining.

In summary, this detached family home is a rare find, offering spacious living, modern comforts, and a prime location. It is an excellent opportunity for those seeking a stylish and functional home in a vibrant community.

## ENTRANCE HALL

Providing access to all ground floor accommodation with a double glazed composite door to the front aspect. Radiator. Tiled flooring. Stairs rising to the first floor accommodation.

## SITTING ROOM

Double glazed window to the front aspect with shutters as fitted. Herringbone wood effect flooring. Two radiators. Inset spotlights to the ceiling. Bi-folding doors offering separation or open plan living space to the living / dining room:

## LIVING/ DINING ROOM

Offered by way of a rear aspect extension, this additional living space has been thoughtfully designed to unlock the true potential of the home. With a vaulted ceiling, giving the feeling of space, and skylights, in addition to two French doors helping natural light pour in, this room, coupled with the sitting room, gives the ground floor accommodation a versatility not usually found. Double glazed composite door and double glazed window, both to the side aspect. Herringbone wood effect flooring. Under floor heating.

## KITCHEN/ BREAKFAST ROOM

Tastefully fitted with a range of wall, drawer and base level units with work surfaces over. 1 and 1/2 drainer sink unit. Cupboard housing the wall mounted boiler. Integrated appliances to include; oven and gas hob with an extractor hood over, fridge and freezer, dishwasher and washing machine. Tiled flooring. Inset spot lights to the ceiling with ceiling rose to the breakfast area. Radiator. Understairs storage cupboard. Double glazed windows to the front and rear aspects with shutters as fitted.

## CLOAKROOM

Comprising a WC and wash hand basin. Radiator. Tiled flooring. Extractor fan.

## FIRST FLOOR LANDING

Providing access to all first floor accommodation with fitted carpet and radiator. Airing cupboard housing the pressurised hot water tank.

## PRINCIPAL BEDROOM

Double glazed window to the front aspect with shutters as fitted. Radiator. Fitted carpet. Fitted wardrobes.

## EN SUITE SHOWER ROOM

Comprising a WC, wash hand basin and a shower enclosure. Radiator. Tiled flooring. Part tiled walls. Extractor. Double glazed window to the rear aspect.

## BEDROOM THREE

Double glazed window to the front aspect with shutters as fitted. Engineered wood flooring. Radiator. Fitted wardrobes.

## STUDY

Double glazed window to the rear aspect with shutters as fitted. Engineered wood flooring. Radiator.

## FAMILY BATHROOM

Comprising a WC, wash hand basin and a panelled bath with a shower over and glass shower screen. Radiator. Wood laminate flooring. Part tiled walls. Extractor fan. Double glazed window to the front aspect.

## SECOND FLOOR LANDING

Providing access to Bedrooms Two and Four. Storage cupboard. Fitted carpet. Hatch to the loft.

## BEDROOM TWO

Double glazed window to the rear aspect with shutters as fitted. Radiator. Fitted carpet. Fitted wardrobes.

## BEDROOM FOUR

Double glazed window to the rear aspect with shutters as fitted. Radiator. Fitted carpet. Fitted wardrobes.

## TO THE FRONT

A small low maintenance garden and pathway leading to the front door.

## TO THE SIDE

Driveway providing off road parking and onward access to the garage.

## GARAGE

Partially converted to provide storage to the front and converted to the rear to provide office space or space for a home gym or hobby room. French doors to the rear aspect. Herringbone wood laminate flooring. Inset spotlights to the ceiling. Wall mounted electric heater.

## REAR GARDEN

An enclosed and sunny rear garden mostly laid to lawn with a sunken decked area to the rear of the garage conversion. Boundary fencing. Mature shrubs and bushes.

## 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.)

