



2A MARQUIS HILL
SHILLINGTON



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Shillington
Bedfordshire SG5 3HD

Guide Price £550,000

A brand new semi detached home, situated within an established residential location on the edge of this popular and thriving Bedfordshire village. The property stands on a private plot with ample parking and enjoys stunning southerly facing views over attractive open countryside to the rear.

The property has been built in our opinion to a good specification using quality fixtures and fittings. There is a gas fired boiler providing underfloor central heating to the ground floor and conventional radiator heating to the first floor. The accommodation features a wide entrance hall, cloakroom and generous sitting room with a walk-in bay window. There is a spacious open plan social kitchen with built-in appliances, separate utility room and dining area with bi folding doors opening directly onto the rear patio and garden.

The first floor features a master bedroom with an en-suite shower room. There are two further double bedrooms with amazing views and a family bathroom.

Viewing is highly recommended.

Viewing

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Double glazed composite entrance door opening to:-

Entrance Hall

10'8" x 6'5" (3.25m x 1.96m)

Stairs to first floor with built-in storage cupboard below. Luxury vinyl flooring with underfloor heating. Oak doors to Cloakroom and Sitting Room. Glazed oak French style double doors to the Kitchen.

Cloakroom

Fitted with a white suite comprising concealed cistern Roca push button low level W.C and washbasin with chrome mixer tap set into a vanity unit. Recessed spotlights. Extractor. Coved ceiling. Luxury vinyl flooring. Part tiled walls.

Sitting Room

16'6" x 14'6" (5.03m x 4.42m)

Measurements taken into a large walk-in bay window with double glazed units and views over the front driveway. Coved ceiling. TV point. Underfloor heating.

Kitchen/Dining Room

22'6" x 12'2" (6.86m x 3.71m)

Fitted with a range of floorstanding and wall mounted shaker style units featuring soft close doors and drawers and matching tall larder cupboard. Quartz worksurfaces with integrated drainer and sink unit with chrome mixer tap over. Integrated Hoover dishwasher (not tested). Integrated fridge freezer (not tested). Hotpoint eye level double oven (not tested). Five ring induction hob (not tested) with extractor over (not tested). Under unit lighting. Luxury vinyl flooring with underfloor heating. Recessed spotlighting. Double glazed bi-fold doors and double glazed window with fabulous open views over the garden and surrounding countryside. Door to:-

Utility Room

6'6" x 5'4" (1.98m x 1.63m)

Fitted with a range of floorstanding units. Quartz worksurfaces with single bowl sink unit with drainer and chrome mixer tap over. Space and plumbing for washing machine. Space for tumble dryer. Extractor. Coved ceiling. Wall mounted Worcester gas fired boiler (not tested). Luxury vinyl flooring with underfloor heating. Double glazed door to side.

ON THE FIRST FLOOR

Landing

Radiator. Access to loft space. Coved ceiling. Oak doors to all Bedrooms and Bathroom.

Bedroom One

14'11" x 14'6" (4.55m x 4.42m)

Radiator. Coved ceiling. TV point. Double glazed window to front. Door to:-

En-Suite

6'6" x 5'4" (1.98m x 1.63m)

Fitted with a white suite comprising large walk-in shower cubicle with sliding door, washbasin set into vanity unit and low level push button W.C. Part tiled walls. Ceramic tiled floor. Recessed spotlights. Extractor. Double glazed frosted window to front.

Bedroom Two

12'7" x 12'2" (3.84m x 3.71m)

Coved ceiling. Radiator. TV point. Double glazed window with fabulous views to rear.

Bedroom Three

12'2" x 9'4" (3.71m x 2.84m)

Radiator. Coved ceiling. Built-in airing cupboard. Pressurised hot water cylinder (not tested). TV point. Double glazed window with views to the rear.

Bathroom

7'7" x 6'7" (2.31m x 2.01m)

Fitted with a white suite comprising washbasin set into vanity unit with chrome mixer tap, panelled bath with shower unit over (not tested) and shower screen, and low level push button Roca W.C. Chrome towel radiator. Part tiled walls. Ceramic tiled floor. Recessed spotlights. Extractor fan. Frosted double glazed window to front.

OUTSIDE

At the Front

Raised flower and shrub borders. Outside lighting. Blockpaved driveway providing off-street parking. Electric car charging socket (not tested).

Rear Garden

approx 30'0" x 30'0" (approx 9.14m x 9.14m)

South facing rear garden with fabulous views over open countryside to the rear. Laid mainly to lawn with a large stone paved patio to the immediate rear of the house. Garden tap. Outside lighting. Outside powerpoints. Enclosed by panelled fencing and brick wall with gate and pathway to the front.

FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is Band E. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

FLOOR AREA

Approx 121sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. conservatory, integral garage etc).

EPC RATING

Current B; Potential A.

SERVICES

Mains electricity, gas and water services are understood to be installed and connected. We are advised that the property is not on mains drainage and that drainage/sewage is via its own treatment plant. Please note that Norgans have not tested any services or appliances connected or installed at this property.

VIEWINGS

Whilst COVID-19 restrictions have been removed and there is no longer a requirement to wear a mask, or self isolate if you test positive for COVID-19, we would ask that if you feel unwell, please stay at home and reschedule the appointment.

GDPR

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

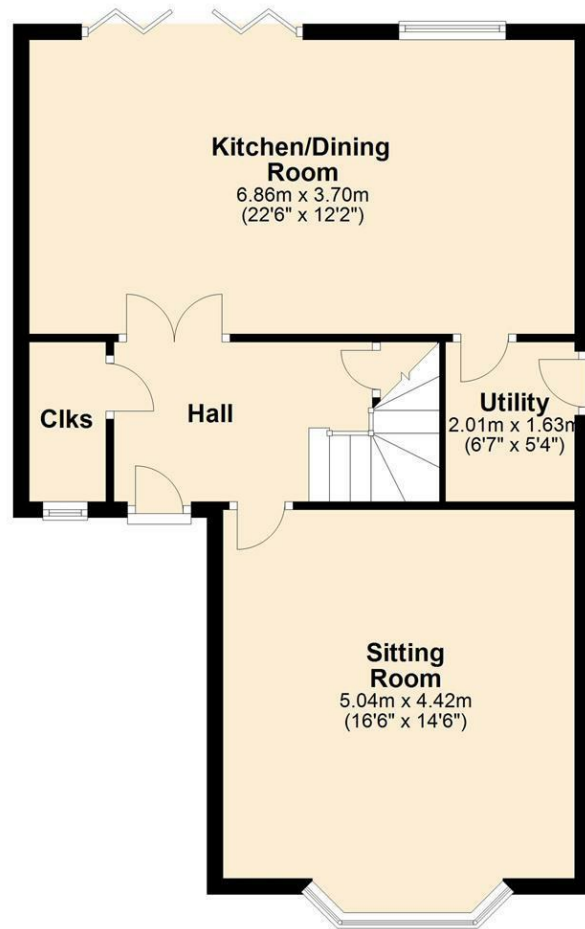
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Ground Floor



First Floor

