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Property  
Consultants  
Estd. 2000



## **Larch Rise, Silsoe, Bedford, Bedfordshire MK45 4FP**

### **Asking Price £729,995**

Located in the charming village of Silsoe, Bedford, this outstanding home combines convenience and practicality, offering an ideal setting for modern family living. The property features four bedrooms, three bathrooms, and three reception rooms, all set within the highly desirable Archers Field Development. Upon entering, you are welcomed by a spacious reception hall that provides access to the well-designed living spaces, each offering its own unique atmosphere. The heart of the home is the generous fitted kitchen/dining room, complemented by a useful adjoining utility room. A separate living room and an additional sitting room/snug provide ample flexibility for family life, while a downstairs cloakroom adds further convenience. The first floor boasts four well-proportioned bedrooms. Two benefit from en-suite shower rooms, adding a luxurious touch, while the stylish refitted family bathroom includes useful Jack & Jill access to bedroom three.

Outside, the property continues to impress with a beautifully landscaped rear garden, offering a peaceful space for relaxation and entertaining. Additional features include ample off-road parking and an oversized one-and-a-half-width garage.

In summary, this delightful detached home is perfect for families seeking generous living space in a picturesque village location. Blending comfort, style, and practicality, which is sure to impress all who view.



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## Ground Floor Accommodation

### Entrance Hall



Composite entrance door, double radiator, porcelain tiled flooring, double power point(s), recessed LED ceiling spotlights, carpeted stairs with glass balastrade to first floor landing, glazed french double doors to living room, glazed french doubles to sitting room/snug, glazed door to kitchen/dining room.

### View of Entrance Hall



### Under stairs Storage Cupboard

Fitted carpet, power point(s), Burglar Alarm control panel, shelving.

## Cloakroom



UPVC double glazed sash window to side, two piece suite comprising, pedestal wash hand basin, low-level WC and towel rail, extractor fan, tiled splashbacks, single radiator, porcelain tiled flooring.

## Living Room

20'1" x 12'0" (6.12m x 3.66m)



UPVC double glazed bay sash window to front, feature living flame effect gas fireplace set in stone surround, two double radiators, fitted carpet, telephone point(s), TV point(s), double power point(s), LED recessed ceiling spotlights, two uPVC double glazed sash windows to rear incorporating uPVC double glazed french double doors to rear to garden.



View of Living Room



View of Sitting Room/Snug



View of Living Room



View of Sitting Room/Snug



Sitting Room/Snug

14'6" x 11'6" (4.42m x 3.51m)



Kitchen/Dining Room

23'0" x 16'8" (7.01m x 5.08m)



uPVC double glazed sash window to front with sitting room, uPVC double glazed sash window to side, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s).

Fitted with a matching range of base and eye level units with granite worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with splashbacks, built-in fridge and freezer, integral dishwasher, built-in eye level electric fan assisted double oven, five ring gas hob with extractor hood over, three uPVC double glazed sash windows to side, uPVC double glazed sash window to rear, porcelain tiled flooring, TV point(s), double power point(s), recessed LED ceiling spotlights,



double door to built in stoarge cupboard, glazed door dining room kitchen, door to utility.

View of Kitchen/Dining Room



View of Kitchen/Dining Room



View of Kitchen/Dining Room



View of Kitchen/Dining Room



View of Kitchen/Dining Room



Utility

3'10" x 7'7" (1.17m x 2.30m)



Fitted with a matching range of base units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, extractor fan, uPVC double glazed door to rear to garden, wall mounted gas boiler serving heating system and domestic hot water and heating timer control (new boiler installed in 2023).

First Floor Accommodation

### Landing

16'0" x 4'2" (4.88m x 1.28m)



Single radiator, fitted carpet, double power point(s), two ceiling lights, ceiling sun pipe, doors to all first flo rooms. Access to loft space, part boarded with power and lighting and a retractable ladder. Airing cupboard housing Meg Flow hotwater system.

### Bedroom 1

14'6" x 12'0" (4.41m x 3.66m)



UPVC double glazed sash window to front, built-in double wardrobe(s) with full-length sliding doors, hanging rail, shelving and drawers, fitted carpet, TV point(s), double power point(s), door to en-site Shower room.

### En-suite Shower Room



Three piece suite comprising recessed tiled shower with power shower and glass screen, pedestal wash hand basin with mixer tap, tiled splashbacks and shaver point, low-level WC and extractor fan tiled splashback half height tiling, uPVC double glazed sash window to front, single radiator, porcelain tiled flooring, LED ceiling light.

### View of En-suite Shower Room



### Bedroom 2

13'6" x 10'6" (4.11m x 3.21m)



Upvc double glazed bay window to side, two built-in double wardrobes, double radiator, fitted carpet, TV point(s), double power point(s), door to en-suite shower room.



**View of Bedroom 2**



**Family Bathroom**



**En-suite Shower Room**



Refitted with three piece suite comprising recessed tiled double shower cubicle with power shower and glass screen, pedestal wash hand basin, shaver point, low-level WC and extractor fan, wall mounted double mirrored bathroom cabinets, shaver point, half height full height tiling, double glazed velux window to side, LED ceiling lighting, single radiator, porcelain tiled flooring.

**Bedroom 3**

12'2" x 11'6" (3.71m x 3.51m)

UPVC double glazed sash window to front, uPVC double glazed sash window to side, built-in double wardrobe(s) with full-length sliding door, hanging rails, shelving and drawers, fitted carpet, double power point(s), door to family bathroom.

**Bedroom 4**

7'6" x 8'6" (2.28m x 2.58m)

UPVC double glazed sash window to rear, fitted carpet, double power point(s), LED ceiling lighting.

Refitted with three piece suite comprising panelled bath with independent rain and hand held shower over bath with a folding glass screen, pedestal wash hand basin and low-level WC, half height full height ceramic tiling, extractor fan, wall mounted double mirrored bathroom cabinets, shaver point, single radiator, porcelain tiled flooring, LED ceiling lighting, ceiling sun pipe.

**Outside of the property**

**Off Road Parking**

Off road parking to the drive in front of the garage.

**Property Frontage**



Additional front view from side aspect.

Cippings laid to the frontage with lavender border to the side, gated side access to the rear garden.



Rear Garden



View of Rear Garden



Paved tired rear garden with ornamental lawn and raised border.  
Gated side acces to the front of the property.

View of Rear Garden



View of Rear Garden



View of Rear Garden



#### Council Tax Band

Council Tax Band : G

Charge Per Year : £3757.28

#### MISDESCRIPTIONS ACT - Sales

Should you be interested in this property all negotiations should be conducted through DG Property Consultants. Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

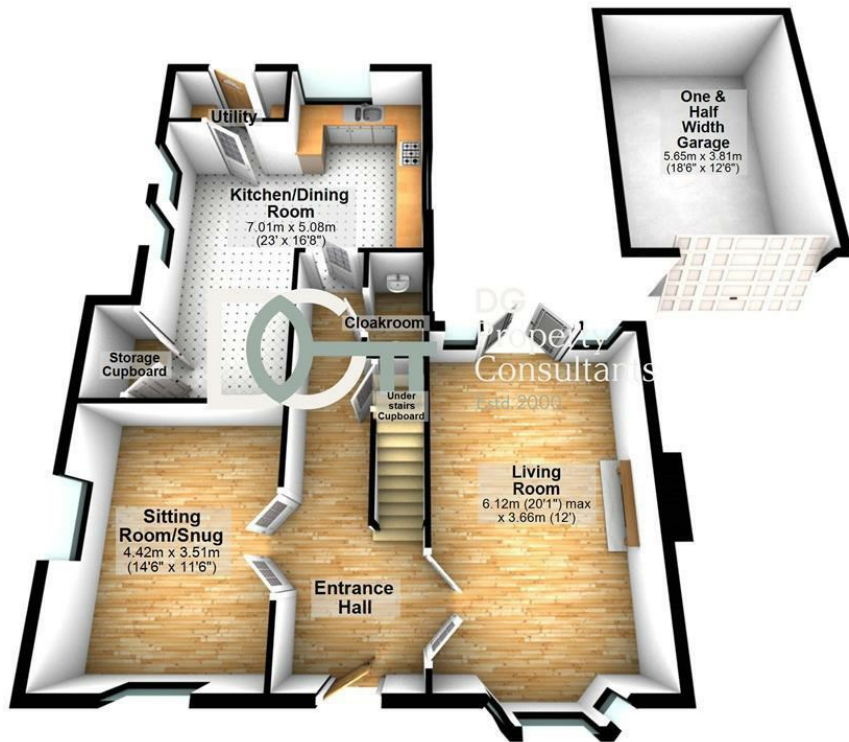
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**Agents notes**

The vendors of this property are know to DG Property Consultants.



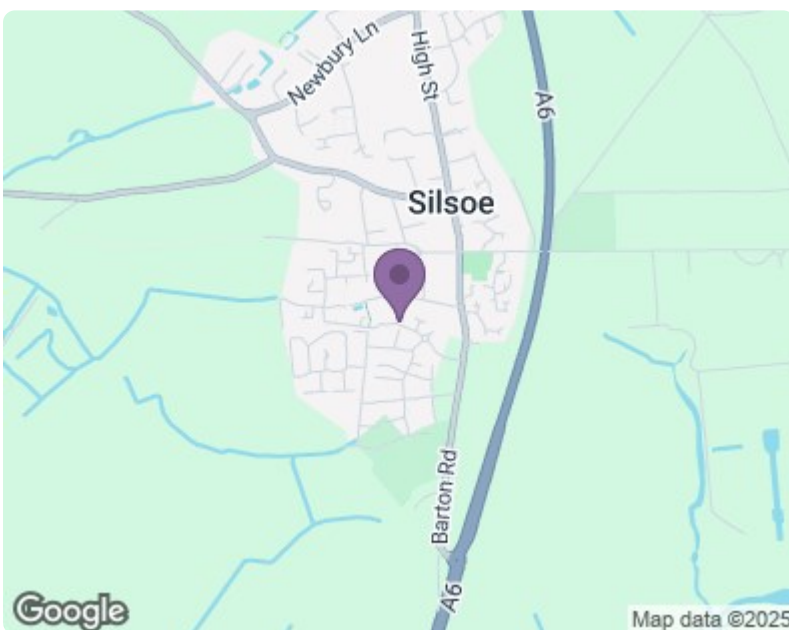
## Ground Floor



## First Floor



Total area: approx. 186.8 sq. metres (2011.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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