



The Hill, Blunham, Bedford MK44 3NG







## 4 Bedroom Detached House

### Offers Over £490,000 Freehold

Complete onward chain! This beautiful four bedroom home boasts a stunning re-fitted kitchen, detached home office, en-suite & fitted wardrobe to master bedroom, air conditioning and electric car charging!

- Complete onward chain
- Four bedroom house
- Parking for three cars
- Refitted kitchen
- Master with en-suite and built-in wardrobe
- Detached home office
- Conservatory
- Air conditioning
- Popular village location
- EPC rating C. Council tax band E

**Ground Floor:**  
**Entrance Hallway:**

A composite front door leads into the entrance hallway. Bamboo flooring. Door to kitchen/dining and WC.

**Downstairs Cloakroom:**

A two-piece suite comprising a low-level WC and wash hand basin. Double glazed window to side aspect. Radiator. Bamboo flooring.

**Kitchen/Dining Room:**

Beautifully re-fitted by the current owners, this bespoke kitchen offers a large island area, matching deep green wall and base units with complimenting stone worktops. Integrated stainless steel sink and drainer with 'Quooker' mixer tap over, including a boiling water feature. Integrated five ring gas hob, double electric 'Neff' oven and microwave oven, dishwasher, and dual integrated bin. Freestanding LG smart fridge/freezer with water dispenser and 'Instaview' feature. Space for a washing machine and tumble dryer. Double glazed side passageway door. Double glazed window to front aspect. Spotlights. Bamboo flooring.

Opening into the dining area with plenty of space for a generous dining table. Dual aspect windows to front and side aspect. Stairs rise to the first floor landing. Door to:

**Living Room:**

A cosy living space featuring an open fireplace with oak surround and mantel. Bamboo flooring. Double glazed window overlooking the rear garden. Double glazed patio doors opening to:

**Conservatory:**

A versatile additional space, ideal for a playroom or additional sitting room. Double glazed windows overlooking the rear garden. Radiator. Carpeted.

**Home Office:**

The garage has been fully converted into a useful additional space, currently being used as a home office/gym. Spotlights. Double glazed window and patio doors opening into the rear garden. Bamboo flooring.

**First Floor:**

**Landing:**

Double glazed window overlooks the side aspect. Airing cupboard. Doors to all bedrooms and family bathroom. Air conditioning unit.

**Master Bedroom:**

A generous double bedroom with a large fitted wardrobe. Dual double-glazed windows overlook the front aspect. Carpeted. Air Conditioning unit. Door to:

**En-Suite:**

A modern three-piece suite comprising a corner shower cubicle, low level WC and wash hand basin. Double glazed window to side aspect. Fully tiled walls and flooring. Stainless steel heated towel rail.

**Bedroom Two:**

A generous double bedroom with double glazed window to rear aspect. Carpeted.

**Bedroom Three:**

A generous third bedroom with double glazed window to rear aspect. Carpeted.

**Bedroom Four:**

A further generous bedroom with dual double glazed corner window to front and side aspect.

**Family Bathroom:**

A modern three-piece suite comprising a low-level WC, wash hand basin and panelled Jacuzzi bath with central taps. Double glazed window to side aspect. Vinyl flooring and part tiled walls.

**Outside:****Front:**

Block paved driveway providing off road parking for approximately two cars. Electric car charging point. Access to rear of the property with further parking for one small car. Side and rear access into garden.

**Rear:**

A low maintenance rear garden, mainly laid to lawn with a paved patio area. Borders with mature trees and shrubs. Gated access to rear and side of property.

**Additional Information:****The Local Area:**

Blunham & Surrounding:

This lovely family home is situated in one of Bedfordshire's most sought-after villages, offering a lovely village pub, shops, a Primary School, and the Highly regarded Harpers Nursery.

Blunham is a quiet, safe village with easy access to the River Ivel with lovely countryside walks and access to the Cycleway that leads to the Danish Camp at Willington and onto Milton Keynes. Sandy train station is only a few miles away and provides access to Kings Cross in about 29 minutes on the fast train.

**Agents Note:**

Draft details yet to be approved by the vendor and maybe subject to change.



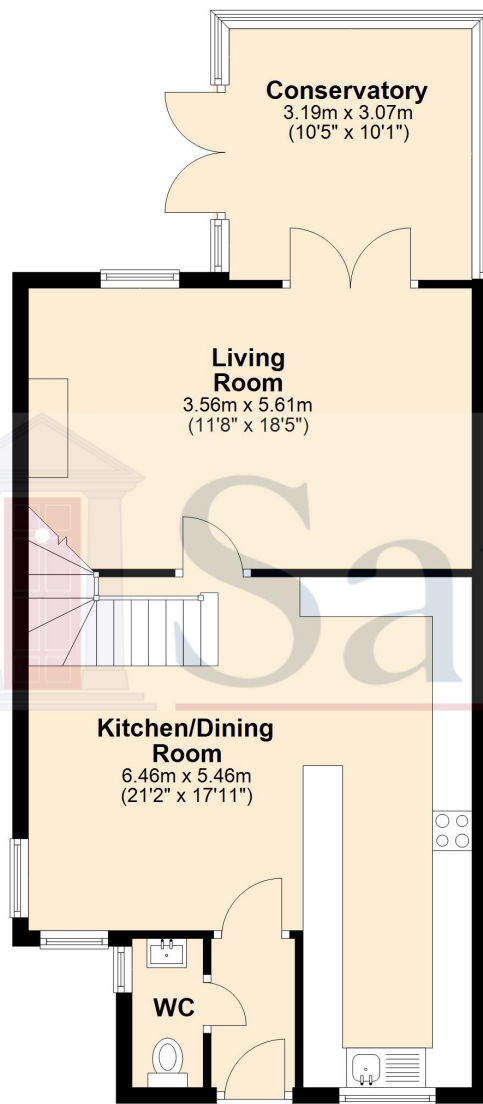




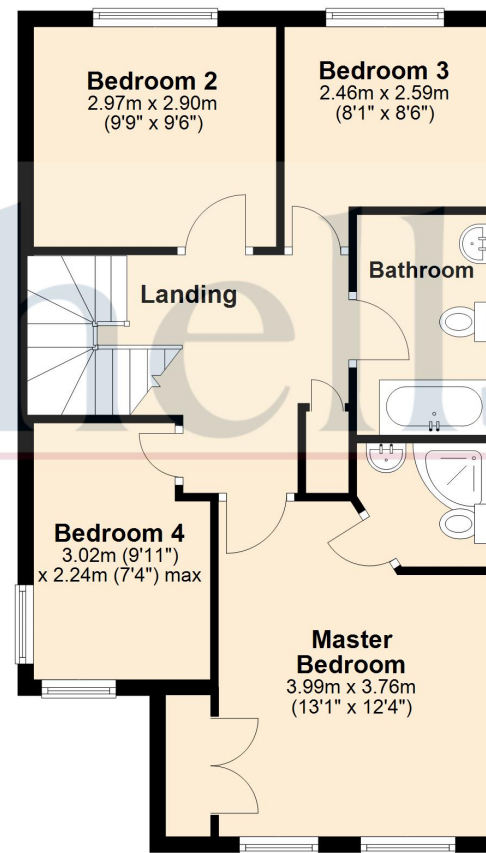
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



## Ground Floor



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.  
The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.