



Moggerhanger, Bedford MK44 3RN





## 4 Bedroom Detached House

**£850,000 Freehold**

Brand New! Only 2 plots available! Four bed detached home with three bathrooms and three reception rooms, separate study, walk-in wardrobe and off road parking. Situated in the small but quaint village of Moggerhanger with easy access to the A1(M). Call today to schedule your viewing.

- Expected build completion September 2024
- West facing rear garden
- Brand new detached home
- Walk-in wardrobe
- Study
- Air source heat pump
- Approx. 2400sqft
- Available to view now!
- Underfloor heating to ground floor
- Awaiting EPC and council tax band





#### Ground Floor

##### Living Room:

Approximately 22ft in length this beautiful dual aspect room will feature a wood burning stove and bi-folding doors leading to out into the garden. Underfloor heating. Single door from entrance hall and double doors leading to the kitchen/dining room.

##### Kitchen/Dining Room:

Approximately 25ft in length this room has been designed keeping busy family life in mind. Shaker style with complimentary Quartz worktops and centre island. Appliances include a NEFF combination Oven/Microwave, NEFF slide and hide single oven, NEFF five-ring induction hob with NEFF extractor fan, integrated NEFF Fridge/freezer, integrated NEFF dishwasher, Caple wine fridge and Quooker hot tap. The dining area features bi-folding doors leading into the garden. Underfloor heating. Door to hallway and double doors to living room.

##### Study:

Located at the front of the property this dual aspect room would provide a great space to work from home. Underflooring heating.

##### Utility:

Door from entrance hall. Underfloor heating.

##### Cloakroom:

Door from entrance hall. Low level WC and wash hand basin. Obscured window to side aspect. Underfloor heating.

#### First Floor

##### Bedroom One:

Approximately 18' x 14' this breathtaking room will feature a glass gable styles wall to the rear with Juliet balcony. Walk-in wardrobe and four-piece en-suite comprising of a floor standing bath, shower cubicle, back to wall WC and wash hand basin with vanity unit. En-suite will have full tiling to shower cubicle and half wall tiles to remaining walls.

##### Bedroom Two:

An ideal guest bedroom with window to front aspect and its own en-suite. En-suite will comprise of a shower cubicle, back to wall WC and wash hand basin with vanity unit. En-suite will have full tiling to shower cubicle and half wall tiles to remaining walls.

##### Bedroom Three and Four:

Two generous double bedrooms with a Jack and Jill style en-suite. Four-piece en-suite comprising of a floor standing bath, shower cubicle, back to wall WC and wash hand basin with vanity unit. En-suite will have full tiling to shower cubicle and half wall tiles to remaining walls.

##### External Areas:

Both rear gardens are West facing with fence surround. Both will be turfed with planted shrubs. Garden store will be located to the rear. Side gate leading to the front of the property. Gravel to front with three block paved parking spaces for each plot. Both properties will have their own EV Car charging point.

##### Agents Note:

A £1000 reservation fee will be taken to secure the property. This will be included within the total purchase price.

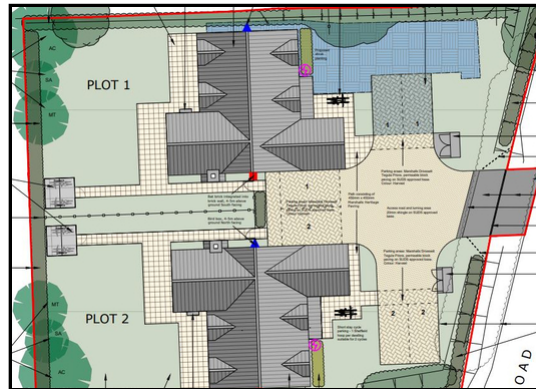
The developers have said flooring is not included at present. Expected build date towards the end of September, utilities will then need to be connected.

The floorplan is to be used as a guide only and may be subject to change.

##### About The Area:

##### Moggerhanger and Surrounding

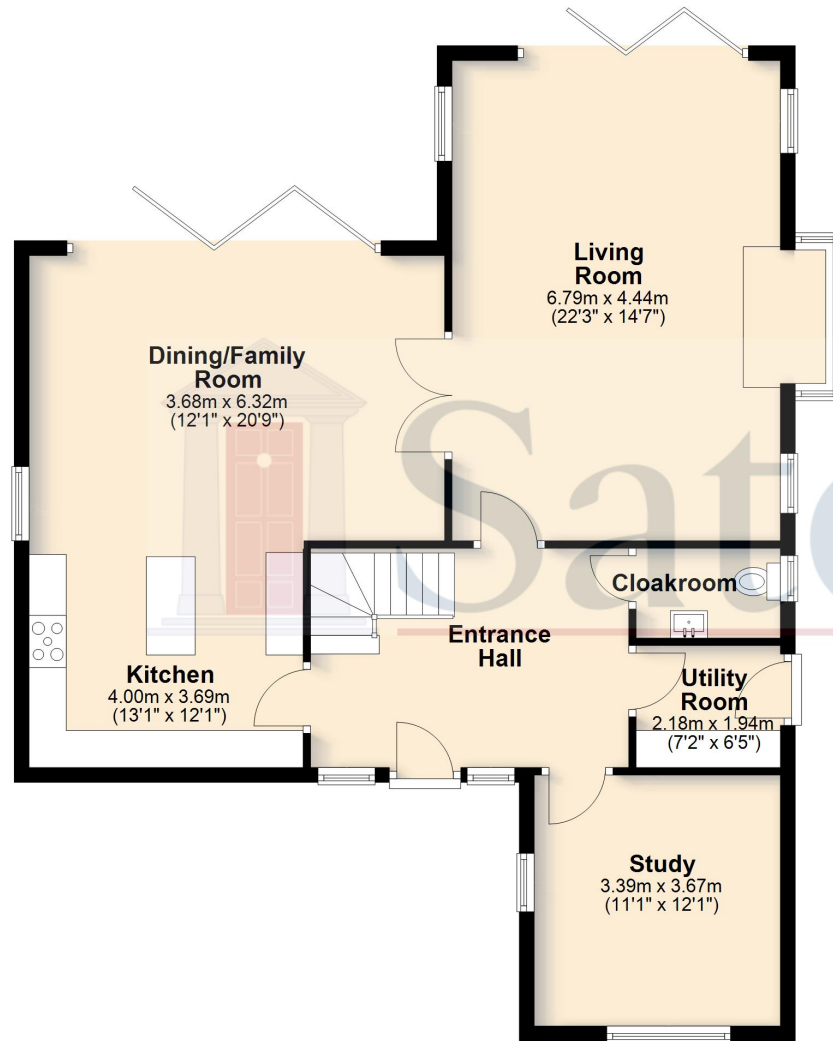
The popular village of Moggerhanger is located between Bedford and Sandy providing easy access to the A1(M) and the A421 bypass. Local amenities include Moggerhanger Primary School, a parish church, playing fields and the historic Moggerhanger Park set within 33 acres of stylish grounds and woodland with onsite tea room. The Guinea is a popular village pub offering classic home cooked food. Further amenities are located in Sandy which is approximately 2 miles away which include a Tesco superstore and mainline train station which feeds into London Kings Cross in approximately 40 minutes.



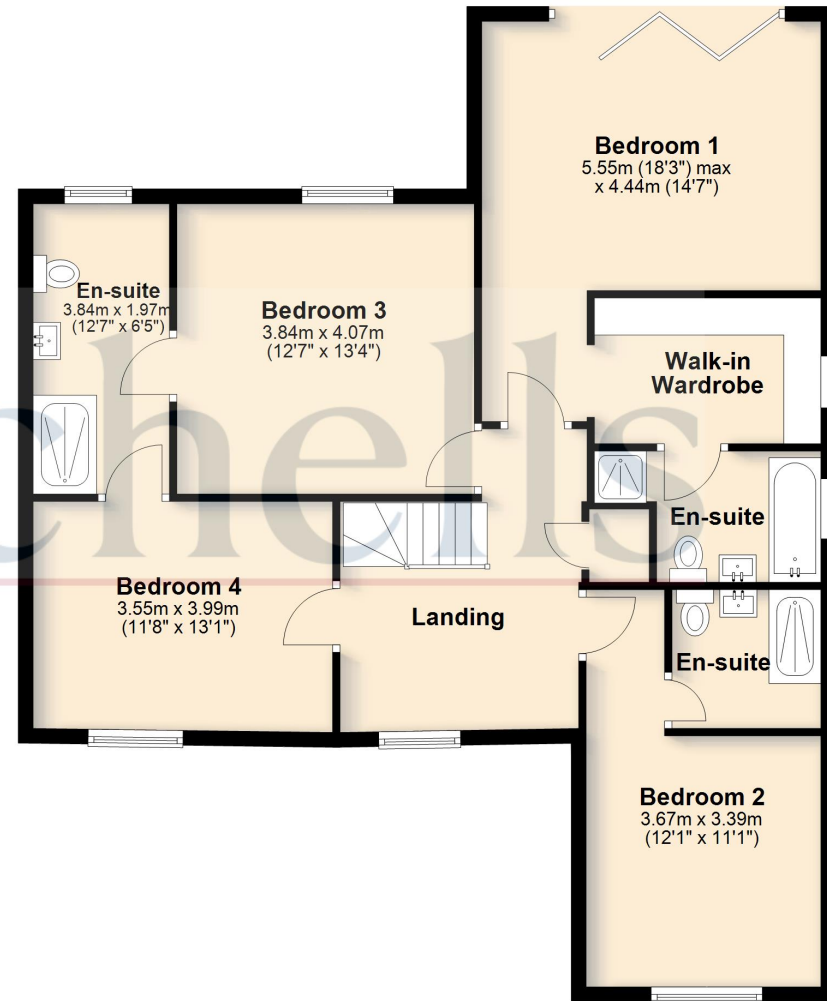
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.