

# LIME TREE CORNER

CRANFIELD



TALISMAN  
PROPERTY AGENTS



Antenna

Chimney

Window

Window

Window

Door

Window

Window

Window

Window

FALLOWS CRESCENT

Street lamp

Yellow sign

Car

Asking Price: £600,000

Bedrooms x4   Receptions x2   Bathrooms x3

## Description

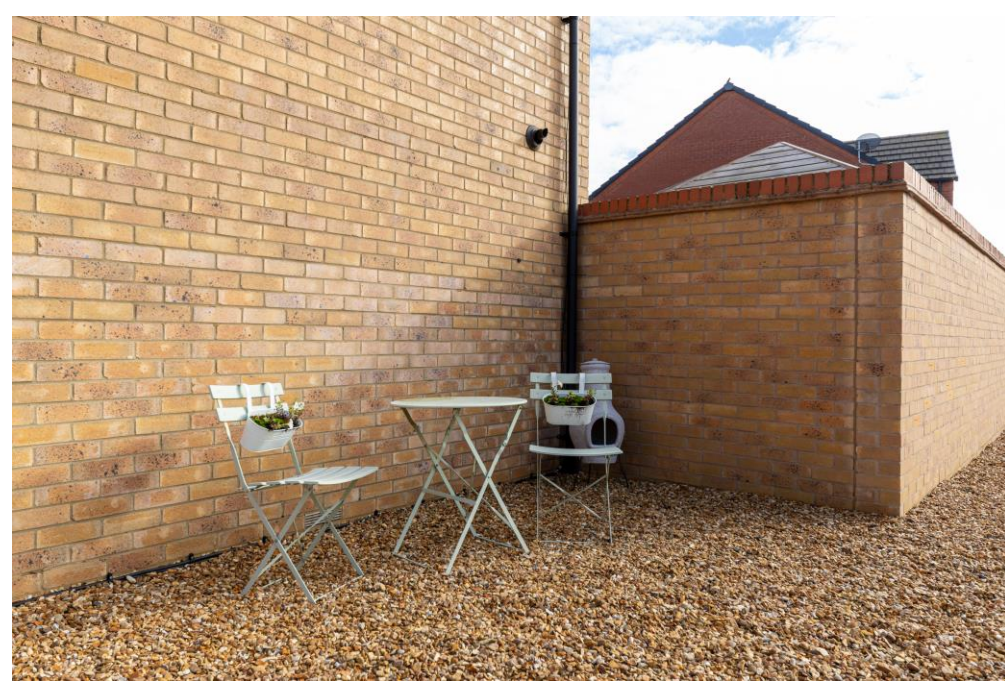
Settled within the wonderful road of Lime Tree Corner, is this incredibly spacious, four-double bed roomed family home, developed by Charles Church in 2017, the property is still within its NHBC warranty, with over two years remaining, and is presented to a superb standard throughout. This family home flaunts a stunning open-plan kitchen/diner with integrated appliances and central island, a highly sufficient space which enables cooking, dining and living, and fulfils lovers of contemporary lifestyle. There are two reception rooms on the ground floor, including a lengthy dual aspect living room, and study, proving to be an Ideal space for those who work from home. In addition to this, there is also a cloakroom and utility. On ascension of the winder staircase, takes you to the first-floor accommodations, which boast four-double bedrooms and three bathroom suites, including a four-piece family bathroom. External accommodations are equally as impressive, comprising a south facing rear garden, laid to artificial turf and porcelain tiles, making this garden not only low maintenance, but also beautifully aesthetic. Additional external benefits include a double garage with power and light, and there is plenty of space to park, with a driveway to the rear that houses space for four cars and an electric charging point. The home also comes with a range of features, including solar panels with Tesla power-wall and a Tado thermostat system.

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## Key Features

- Substantial & modern, four-bedroom family home
- total approximate floor area of over 2,100 sq ft
- Four double bedrooms
- Three-bathroom suites & cloakroom
- Open plan, 23ft x 15ft kitchen/diner with island & utility
- 21ft x 11ft dual aspect living room
- Study room, making for the perfect 'work from home' space
- Solar panels with Tesla power wall & Tado smart thermostat system
- Double garage & driveway, providing off road parking for four cars & electric charging point
- Low maintenance & south facing, private rear garden laid to artificial turf & porcelain tiles



## Ground Floor

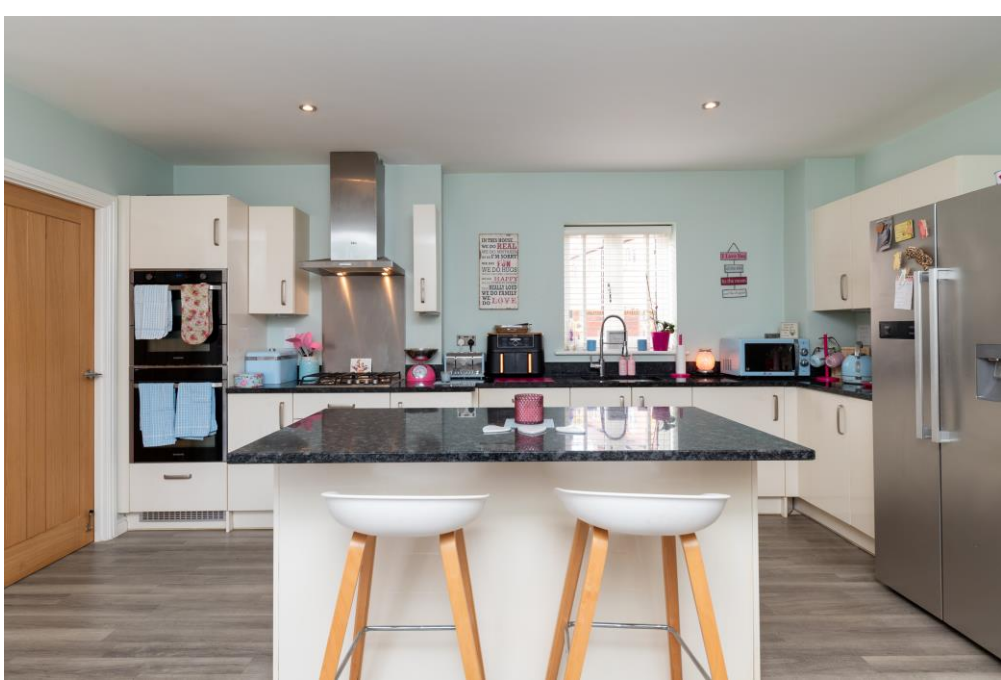
As you enter via the front door entrance into the hallway, you will be immediately presented with a bright and airy feel, with noticeably spacious floor area and refreshing interior design. Solid oak doors are upon entry of all rooms, including the understairs storage cupboard, and wood effect laminate is established mostly throughout. The dual aspect living room is a lengthy 21ft by 11ft, laid to carpet with double glazed patio doors which take you to the rear garden. The study is also generous in space with a front aspect view, and is too laid to carpet. To the rear of the hallway, you will also find the cloakroom, which is beautifully presented in a dark navy, with decorative wallpaper and fittings with a tasteful brushed brass finish.





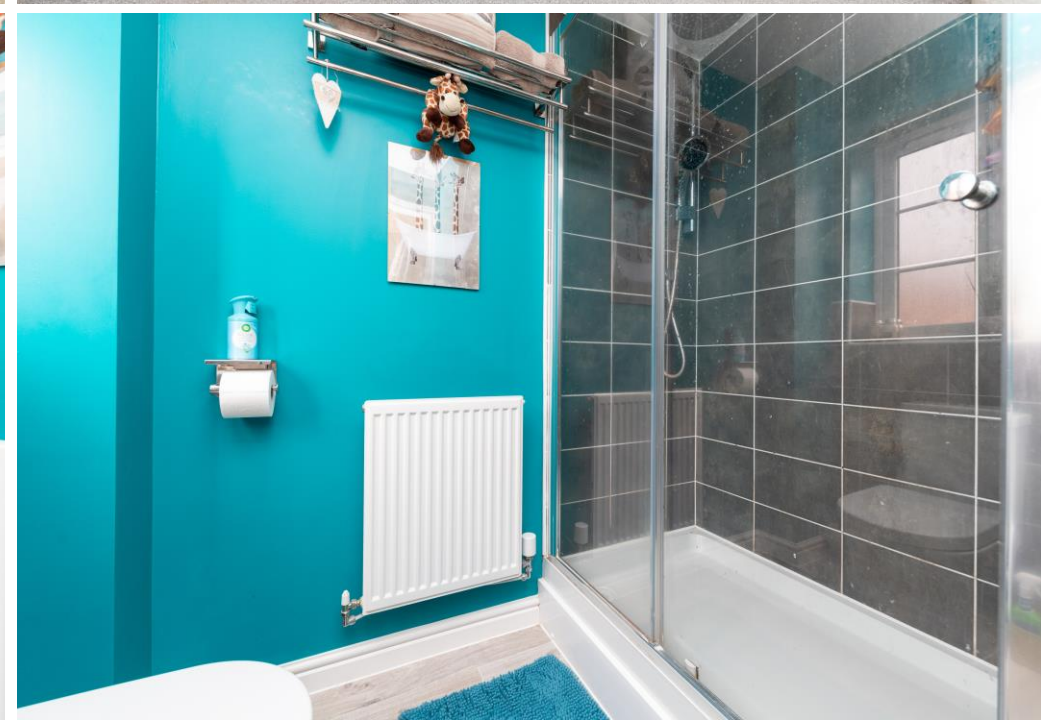
## Kitchen/Diner & Utility

The open-plan kitchen/diner is magnificent, and provides ample opportunity to pursue contemporary living. The wealth of open space at 23ft by 15ft creates versatile opportunities for not only cooking and dining, but living as well, and opens out onto the rear garden via double glazed patio doors. Natural light flows effortlessly throughout, from dual aspect window positions to rear and side elevations, and there is also plenty of room for a substantial dining table for the whole family to gather around. The kitchen itself contains white high gloss eye and base level units with soft close draw mechanisms and complementary work surfaces, as well as the central island with further integrated storage units and usage as a breakfast bar. The kitchen contains a range of modern integrated appliances, comprising Samsung double oven, four-burner gas hob with AEG stainless steel extractor over, dishwasher and one and a half bowl stainless steel sink unit with mixer tap, as well as plenty of room to house an American style fridge/freezer. A utility room subsequently follows on from the kitchen/diner, and possesses further storage units, with space and plumbing for washing machine and tumble dryer, along with another UPVC door which leads to the rear garden.









## First Floor

Ascending the winder staircase presents a majestic ambience, as you make your way to the first-floor landing, with noticeably high ceilings and wealth of space. Fitted carpet is established throughout the landing, and solid oak doors are present upon entry of all rooms, including the airing cupboard. The loft, which is accessible from the landing via the retractable ladder, has been professionally boarded and also has a light switch installed. The pitch of the roof for the property is high, and in turn provides ample space within the loft for storage and possible conversion potential. The first floor also boasts four well-presented double bedrooms, with the principal bedroom containing an extensive area with two integral double door wardrobes, thus creating a highly practical section for dressing. You will also find a total of three contemporary bathroom suites, this including the two en-suites, one of which is adjacent to the principal bedroom, and the other adjacent to bedroom two, as well as the four-piece family bathroom, which is presented immaculately in light and refreshing colours whilst comprising the WC, hand wash basin, panel bathtub, fully enclosed shower and a gorgeous chrome towel railing.



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## Externally

The south facing rear garden can be accessed via the doors present on the ground floor or the gated side access, and flaunts substantial space with a private enclosure to brick wall and timber fencing. The garden is laid to artificial turf and porcelain tiles, a perfect suit for those that prefer a garden that is easy to maintain. The generosity of area can be enjoyed by families of all sizes, with enough room for the kids to play freely and other family members to luxure, entertain or dine in al-fresco fashion. Shingle strips are laid elegantly along the sides, delivering a sleek aesthetic. Outdoor tap and multiple electrical power-points are also included, which provide practical set ups to install a hot-tub, water features or other displays. Exiting the garden via the gate takes you to the driveway with parking space available to house four cars, and an electric charging point is also present for those that drive electric/hybrid vehicles. There is also a double garage with power, light and electric up & over doors. The property owns its delightful curb appeal with double fronted exterior and grass laid sections with gracefully established rockery.



## Location

Cranfield village is located in between the major towns of Bedford and Milton Keynes, with Bedford being nine miles to the east and Milton Keynes being just six miles to the west of the village. Both towns offer an extensive range of amenities and transport links, with trainlines providing regular journeys to London St Pancras in approximately forty minutes from Bedford, and thirty-five minutes from Milton Keynes. The J13, J14 and M1 can be easily reached in approximately fifteen minutes by car as well.

The village is renowned for its postgraduate and research-based university, positioned alongside the village, which specialises in science, engineering, technology and management, as well as the airfield, which was previously an RAF training facility, admired for having one of the first digital air traffic control installations to be operational in the UK. Farmland surrounds the village as well as woodlands with nature trails, which have been established by the Marston Vale Forest Project. The Marston Thrift Nature Reserve is also within proximity to the village, which too, provides fantastic opportunities to experience Bedfordshire's wildlife and woodland walks.

Cranfield also provides regular bus journeys to the major towns, and contains a generous variety of shops and services, including a supermarket with post office, fuel station, hairdressers, public houses, dentist, chemist, newsagents, eateries and much more.

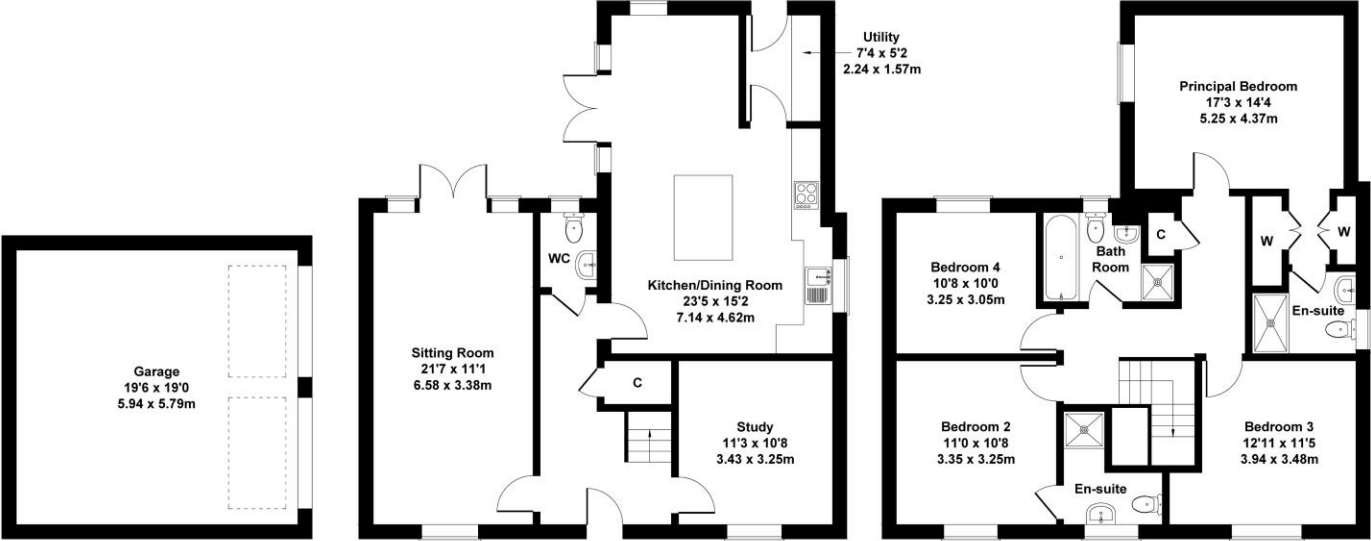
## Agent's Notes

- Council Tax Band: F
- EPC: B (84)
- The property is seven years old and was developed by Charles Church in 2017.
- The property is still within its NHBC warranty, with just over two years remaining.
- Tado thermostat system included with mobile app accessibility.
- Solar panels with Tesla power-wall included.
- Gas fired central heating (boiler is located in the utility cupboard)
- The current owners pay an annual service charge of £124.44 to Greenbelt



**Lime Tree Corner, Cranfield, Central Bedfordshire MK43 0ZE**

Approximate Gross Internal Area  
2141 sq ft - 199 sq m



**GARAGE**

**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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To arrange a viewing, please contact Talisman Property Agents

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