

Directions

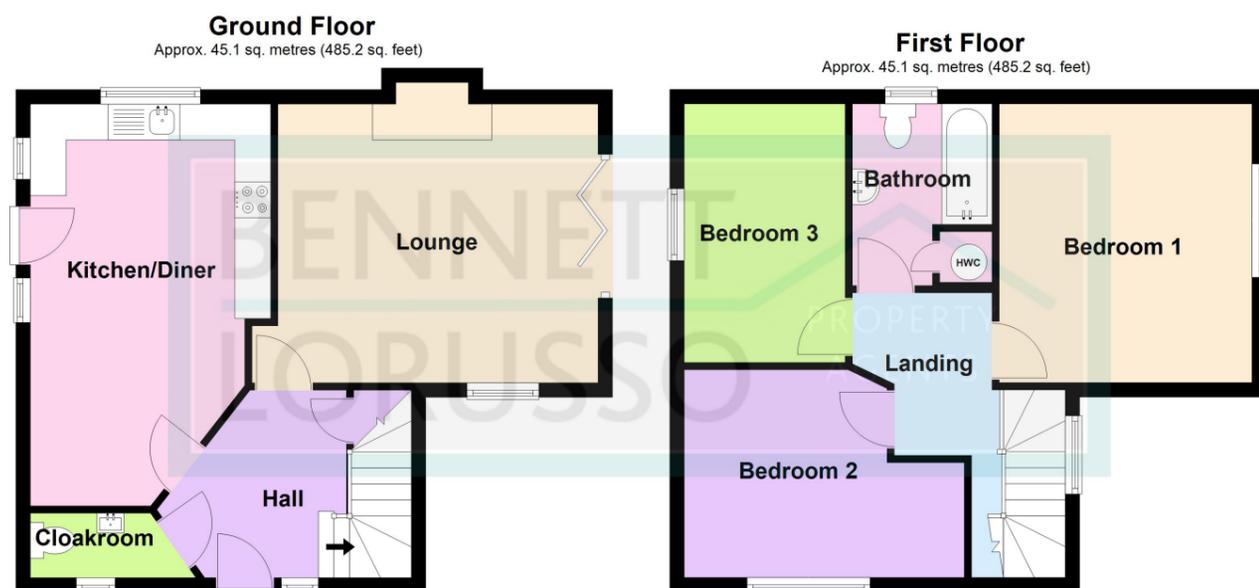
MK44 3EG.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will not be shared with any third party without the express consent of the customer.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars do not form part of any contract. Measurements are believed to be correct within 3 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Tel: 01480 211777
www.bennettlorusso.co.uk

**BENNETT
LORUSSO** PROPERTY
AGENTS



Poplar Cottage, Poplar Close, Roxton, Bedford. MK44 3EG.

£425,000

A unique, generously sized three bedroomed detached village home commissioned by the current owner and built to high specification in 2019. Situated on a corner plot with easy to manage gardens and gravelled off road parking, the thoughtfully designed accommodation consists of a cloakroom, living room with a wood burning stove and bi-folding doors to the garden, a large kitchen/diner with contemporary style units and integrated appliances plus a quality fitted first floor bathroom. Further features include oil fired radiator central heating with additional solar panels for water heating, solid wood flooring to the ground floor, a high degree of insulation and 'Monocouche' rendering. An exceptional, modern and stylish home with great attention to detail and internal viewing is recommended.



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
Tel: 01480 211777. www.bennettlorusso.co.uk

17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
Tel: 01480 211777. www.bennettlorusso.co.uk

Ground Floor

Entrance Hall Composite part double glazed entrance door and side panel, radiator, solid wood flooring, stairs to the first floor with a cupboard under.

Cloakroom Two piece white suite comprising wash hand basin and wall hung WC, radiator, extractor fan, double glazed window, solid wood flooring.

Living Room 4.82m x 3.88m (15' 10" x 12' 9") Solid wood flooring, feature fireplace with a wood burning stove, TV connections, wall lighting, radiator, double glazed window and bi-folding doors to the rear garden.

Kitchen/Diner 5.59m x 3.35m (18' 4" x 11' 0") Fully fitted with a contemporary range of grey fronted base and wall units, ceramic hob with an electric oven, extractor hood and splashback, stainless steel sink and mixer tap, integrated dishwasher, washing machine and fridge/freezer, double glazed windows to the rear and side aspects, double radiator, solid wood flooring, recessed lighting to ceiling, double glazed door to the driveway and seating area.

First Floor

Landing Access to the fully insulated and boarded loft space with ladder and lighting, solar panel water heater, double glazed window, recessed lighting to ceiling.

Bedroom One 3.88m x 3.52m (12' 9" x 11' 7") Double glazed window overlooking the garden, radiator, (possibilities to form an en-suite shower room with the adjacent bathroom).

Bedroom Two 3.90m (into wardrobe recess) x 2.89m (12' 10" x 9' 6") Double glazed window, radiator.

Bedroom Three 3.60m x 2.24m (11' 10" x 7' 5") Double glazed window, radiator.

Bathroom Three piece white suite incorporating a modern panelled bath with a dual head shower and screen, vanity wash hand basin and a close coupled WC, shaver point, airing cupboard housing the hot water cylinder, double glazed window, heated towel radiator, extractor fan, recessed lighting to ceiling.

Exterior

Frontage & Parking Shingle driveway with parking for at least two cars, seating area, tap, oil tank, oil fired boiler, large timber shed and a covered store, ramp and steps up to the front door.

Garden Fully enclosed by fencing and a maturing hedge, laid to lawn, various plants and shrubs, a large paved patio, further seating and storage areas, side access gate, exterior power and lighting.

Location Roxton is a small village located in the county of Bedfordshire, England. It is situated approximately 7 miles to the east of Bedford and 10 miles to the west of Cambridge. The village is surrounded by beautiful countryside and is home to a number of historic buildings and landmarks. One of the most notable landmarks in Roxton is the St Mary Magdalene Church, which dates back to the 13th century. The church is a Grade II listed building and is known for its impressive architecture and stunning stained glass windows.

In addition to its historic landmarks, Roxton is also home to a number of local amenities and services. The village has a primary school, a post office, a village hall, and a pub. The pub, called The Royal Oak, is a popular spot for locals and visitors alike. It serves a range of traditional pub food and has a welcoming atmosphere. Roxton also has a number of footpaths and bridleways, making it a great place for walking and cycling.

Notes

Freehold.
Council tax band D. £2,011.28pa.
No onward chain.
Solar panel water heating.
Constructed in 2019.
Excellent spec including a network of ethernet cabling and curved ceilings.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	