



Oak Drive

Pulloxhill,
Bedfordshire, MK45 5EQ
Guide Price £600,000

country
properties

Offered for sale with the benefit of no upper chain, this detached family home is situated on a popular village development and features generous accommodation including a 20ft living room with feature fireplace and French doors to rear, separate study (ideal for those working from home), 27ft dual aspect kitchen/dining room, useful study and guest cloakroom/WC. There are four double bedrooms to the first floor, two of which have the benefit of en-suite facilities, plus a family bathroom. The enclosed rear garden enjoys a southerly aspect and ample driveway parking is provided in addition to a 36ft tandem garage.

EPC Rating: C.

- NO UPPER CHAIN
- Separate study
- Utility room plus guest cloakroom/WC
- First floor family bathroom
- Enclosed rear garden with southerly aspect
- 20ft living room with French doors to rear
- 27ft fitted kitchen/dining room
- Four double bedrooms (two with en-suite facilities)
- Tandem garage and driveway parking



LOCATION

The charming Mid Bedfordshire village of Pulloxhill has a public house, lower school and Norman Church as well as great countryside walks nearby. Oak Drive is situated on the village outskirts and the adjoining parish of Flitton and Greenfield provides a village hall with recreation ground as well as further public houses/eateries. The property is within a 5 minute walk (0.2 miles) of Greenfield's highly regarded Lower School which has the Ofsted rating of 'Outstanding' whilst Bedford's private Harpur Trust schools are within 15 miles. Commuters are well served via the mainline rail station at nearby Flitwick (approx. 1.8 miles) which provides a rail service to London St Pancras within 40 minutes approx. The historic Georgian market town of Ampthill lies approx. 4 miles distant and offers a Waitrose supermarket, variety of restaurants, boutique style shops and parkland whilst the city of Milton Keynes is within 20 miles.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed inserts and storm canopy over. Radiator. Wood effect flooring. Stairs to first floor landing. Doors to living room, kitchen/dining room and to:

GUEST CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and tiled splashback. Radiator. Wood effect flooring.

LIVING ROOM

Double glazed French doors to rear aspect with matching sidelights and top openers. Feature fireplace housing coal effect gas fire. Two radiators. Door to:

STUDY

Double glazed window to front aspect. Radiator. Wood effect flooring.

KITCHEN/DINING ROOM

Dual aspect via double glazed windows to front and rear. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap, and gas hob with extractor over. Tiled splashbacks. Built-in double oven. Integrated dishwasher and fridge/freezer. Built-in under stairs storage cupboard. Radiator. Part tiled/part wood effect flooring. Recessed spotlighting to ceiling. Door to:

UTILITY ROOM

Base unit with work surface over incorporating sink and drainer with mixer tap. Tiled splashback. Space for washing machine and tumble dryer. Radiator. Tiled floor. Part double glazed door to rear aspect.



FIRST FLOOR

LANDING

Hatch to loft. Built-in airing cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to rear aspect. A range of fitted wardrobes. Radiator. Door to:

EN-SUITE SHOWER ROOM (1)

Opaque double glazed window to rear aspect. Three piece suite comprising: Walk-in shower with wall mounted shower unit, close coupled WC and pedestal wash hand basin with mixer tap. Radiator. Wall and floor tiling. Recessed spotlighting to ceiling.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Door to:

EN-SUITE SHOWER ROOM (2)

Three piece suite comprising: Walk-in shower with shower unit, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Radiator. Recessed spotlighting to ceiling.

BEDROOM 3

Double glazed window to front aspect. Radiator.

BEDROOM 4

Double glazed window to front aspect. Radiator.



FAMILY BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

OUTSIDE

FRONT GARDEN

Paved pathway leading to front entrance door with small lawn area to either side. Outside light. A variety of shrubs.

REAR GARDEN

Southerly aspect. Immediately to the rear of the property is a paved area with pathway extending alongside the lawn to the garage personal door. Timber decked seating area, sheltered by gazebo. Mature shrub borders. Gravelled area. Outside light and cold water tap. Gated side access.

TANDEM GARAGE

Up and over door. Power and light. Eaves storage. Workbench. Part double glazed personal door to side aspect.

OFF ROAD PARKING

Driveway providing off road parking for several vehicles and access to tandem garage.

Current Council Tax Band: F.

WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement. Details of the solicitor/conveyancer acting for you in your purchase.

A signed copy of our Supplier List & Referral Fee Disclosure Form.

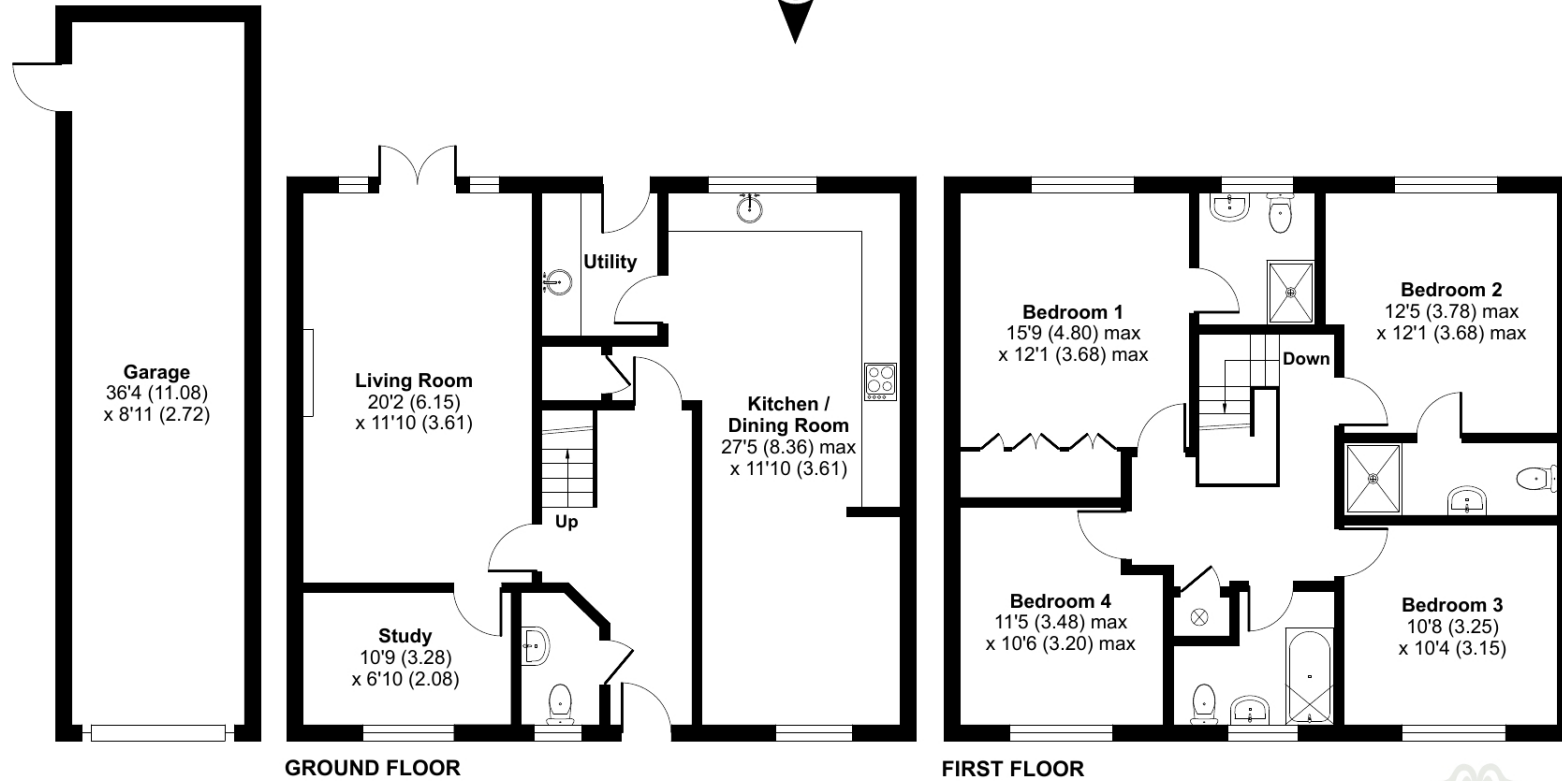
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.





Approximate Area = 2020 sq ft / 187.7 sq m (includes garage)

For identification only - Not to scale

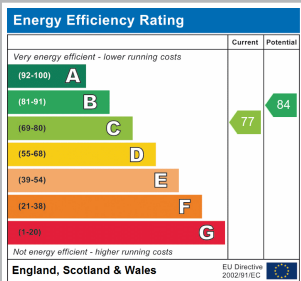


GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Country Properties. REF: 914238



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Viewing by appointment only

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