



# Peartree Close

Toddington,  
Bedfordshire, LU5 6JB  
Guide Price £450,000

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properties



Tucked away in a village cul-de-sac, this extended detached home is a credit to the owner. Beautifully presented and having an emphasis on contemporary styling, the ground floor accommodation radiates off a spacious entrance hall and includes a bay fronted living room with feature fireplace, separate study (ideal for home working), cloakroom/WC and wonderful open plan kitchen/dining/family room. Sure to be the hub of the home, this dual aspect space is perfect for a family to gather, dine and entertain and includes a range of stylish kitchen units with quartz work surfaces, plus integrated appliances (as stated) to enhance the streamlined look. Bi-fold doors lead directly to the enclosed rear garden which enjoys a south-easterly aspect. There are three well-proportioned bedrooms to the first floor, the principal with en-suite shower room, plus a family bathroom. Driveway parking (complete with electric vehicle charging point) is provided in addition to the attached garage. EPC Rating: C.

- Fabulous open plan kitchen/dining/family room
- Bay fronted living room with contemporary feature fireplace
- Useful study
- Ground floor cloakroom/WC
- Three bedrooms (principal with en-suite)
- First floor family bathroom
- Enclosed rear garden with south-easterly aspect
- Garage & driveway parking (with electric vehicle charging point)



## GROUND FLOOR

### ENTRANCE HALL

Accessed via composite front entrance door with opaque double glazed inserts and canopy porch over. Opaque double glazed leaded light effect window to front aspect. Stairs to first floor landing with built-in storage cupboard beneath. Radiator. Tile effect flooring. Access to living room, kitchen/dining/family room and to:

### CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and corner wash hand basin with mixer tap, tiled splashback and storage cupboard beneath. Heated towel rail. Extractor. Tile effect flooring.

### LIVING ROOM

Walk-in bay with double glazed windows to front aspect. Feature contemporary fireplace housing living flame effect gas fire. Radiator. Recessed spotlighting to ceiling. Glazed panelled sliding doors to:

## KITCHEN/DINING/FAMILY ROOM

Dual aspect via double glazed window, part double glazed door and double glazed bi-fold doors to rear aspect, and double glazed window to side aspect. A range of base and wall mounted units with quartz work surface areas incorporating 1½ bowl under counter sink with mixer tap. Built-in oven, hob and extractor. Integrated dishwasher and fridge/freezer. Cupboard housing gas fired boiler. Three radiators. Recessed spotlighting to ceiling. Tile effect flooring. Door to:

### STUDY

Double glazed leaded light effect window to front aspect. Double glazed skylight. Radiator. Floor tiling.

## FIRST FLOOR

### LANDING

Radiator. Hatch to loft. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Double glazed leaded light effect window to rear aspect. Radiator. Fitted wardrobe with part mirrored sliding doors. Door to:





## EN-SUITE SHOWER ROOM

Opaque double glazed leaded light effect window to rear aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit with rainfall style shower head and additional hand-held attachment, close coupled WC and wash hand basin with mixer tap and storage cupboard beneath. Wall and floor tiling. Built-in airing cupboard housing water tank. Extractor.

## BEDROOM 2

Double glazed leaded light effect window to front aspect. Radiator.

## BEDROOM 3

Double glazed leaded light effect window to front aspect. Built-in double wardrobe. Radiator.

## FAMILY BATHROOM

Opaque double glazed leaded light effect window to side aspect. Three piece suite comprising: Bath with mixer tap/shower attachment and shower over with fixed rainfall style shower head and additional hand-held attachment. Wall and floor tiling. Heated towel rail. Extractor.

## OUTSIDE

### REAR GARDEN

A paved patio seating area leads to lawn with shrub borders. Outside light and cold water tap. Enclosed by fencing and walling with gated side access. South-easterly aspect.





## GARAGE

Brick-built garage with pitched, tiled roof. Metal up and over door. Part double glazed leaded light effect courtesy door to rear garden. Power and light. Plumbing for washing machine.

## OFF ROAD PARKING

Block paved driveway providing off road parking and access to garage. Electric vehicle charging point. Frontage laid to block paving to provide additional parking. Outside light. Gated access to rear garden.

Current Council Tax Band: E.

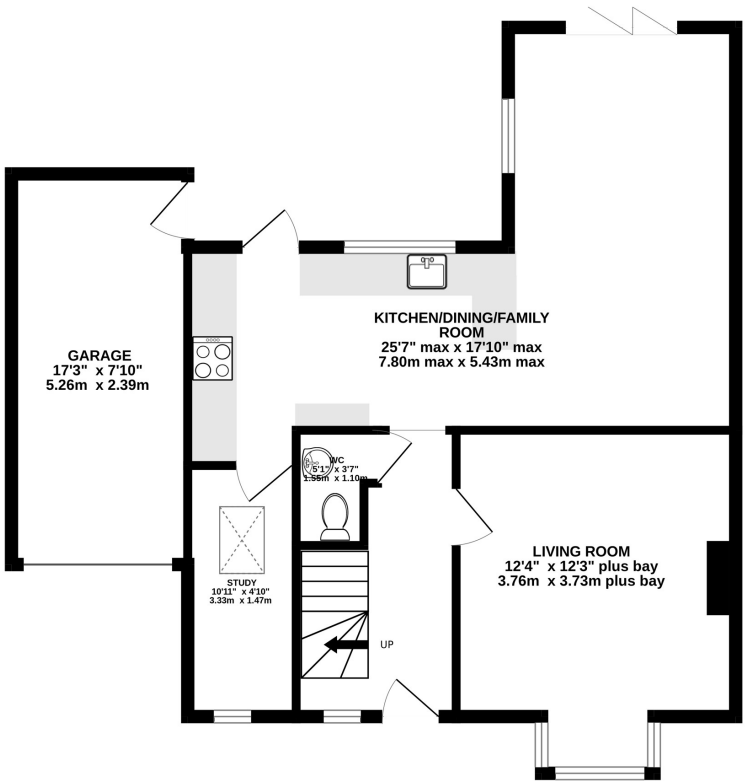




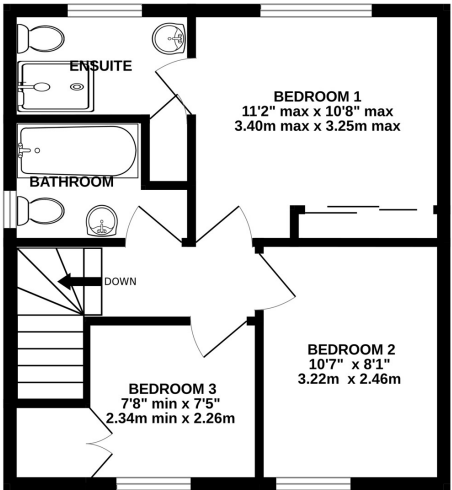




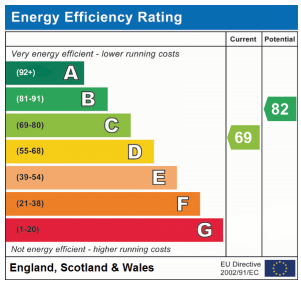
GROUND FLOOR



1ST FLOOR



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