



Orchard Road
Pulloxhill,
Bedfordshire, MK45 5HL
Guide Price £749,500

COUNTRY PROPERTIES
PART OF HUNTERS

A truly stunning executive detached home, tucked away on a corner plot in the heart of the village. The property has been extended and much improved to a high specification by the current owners and enjoys beautifully presented, well balanced accommodation over three floors. A welcoming entrance porch and hall lead to an impressive living room with feature wood burner, a spacious family room with rain sensor skylights, further wood burner and bi-fold doors to garden, and open plan kitchen/dining room with Silestone Quartz worksurfaces and integrated Bosch appliances (as stated). There is a useful study (ideal for those who work from home), utility and wetroom with large walk-in shower. To the first floor there are three double bedrooms and a modern family bathroom, the principal bedroom being 22'11" (max) in length with dressing area and stylish en-suite shower room with underfloor heating. Bedroom 2 also has a dressing area with a range of fitted wardrobes, whilst bedroom 3 is dual aspect with ample space for free-standing furniture. The 26'3" (max) fourth bedroom occupies the entire second floor. The garden is screened by composite fencing and mainly laid to lawn with mature shrub borders, with composite decking creating a lovely seating/outside dining area. Parking is provided via the gravel driveway with electric vehicle charging point and garage with remote controlled door. The village is surrounded by countryside, great for rambling and dog walking, whilst Flitwick's mainline rail station is just 2.4 miles away, providing excellent links to London. EPC Rating: C.

- 2,326 sq.ft of accommodation (approx. inc. garage)
- 19'10" living room with log burning stove
- Attractive fitted kitchen/dining room with integrated appliances (as stated)
- Family room with bi-fold doors to garden
- Study (ideal for working from home)
- Ground floor wetroom plus useful utility
- Four double bedrooms (principal with en-suite facilities)
- First floor family bathroom
- Enclosed garden with composite deck, lawn and shrub borders
- Parking to front with EVCP, plus garage with electric door



"Home is where memories are created, friends always belong, and laughter never ends. We have spent 18 happy years at Orchard Road. The village, the great schools, brilliant neighbours, plus the very private children's park where our children spent hours playing, and endless beautiful country walks made our choice easy when buying the house. We have lovingly restored every room and made it functional, family-friendly, comfortable and, dare we say, cosy. There is plenty of space for family and friends and it's great for entertaining. We love every corner of this house and will miss it dearly. We very much hope a new family can fill it with life and make new memories."

GROUND FLOOR

ENTRANCE LOBBY

Accessed via composite front entrance door with opaque double glazed panel and canopy porch over. Stairs to first floor landing. Engineered wood flooring. Radiator. Recessed spotlighting to ceiling. Part opaque glazed door to:

ENTRANCE HALL

Engineered wood flooring. Open access to both kitchen/dining room and family room. Glazed door to rear hall. Further door to:

LIVING ROOM

Double glazed window to front aspect. Internal double glazed window to rear hall. Feature fireplace housing log burning stove, set on hearth. A bank of fitted storage units to either side of chimney breast, including cabinets and display niches. Radiator. Engineered wood flooring. Recessed spotlighting to ceiling.

KITCHEN/DINING ROOM

Dual aspect via double glazed window to front and double glazed window and French doors to side. A range of bespoke base and larder style units with Silestone Quartz work surface areas incorporating sink with mixer tap, and Bosch induction hob with canopy housing extractor above. Built-in Bosch oven and combination microwave. Integrated Bosch dishwasher and fridge/freezer. Radiator. Recessed spotlighting to ceiling. Floor tiling. 'Window' opening looking into family room.

FAMILY ROOM

Double glazed aluminium bi-fold doors to side aspect. Two double glazed electric skylights with rain sensors. Feature fireplace housing log burning stove set on paved hearth. Radiator. Recessed shelving. Recessed spotlighting to ceiling.

REAR HALL

Double glazed window to rear aspect. Two double glazed skylights. Double glazed door to side aspect. Radiator. Engineered wood flooring. Open access to utility. Doors to wetroom and to:

STUDY

Double glazed window to side aspect. Radiator. Engineered wood flooring. Courtesy door to garage.

UTILITY

Double glazed skylight. A range of base and wall mounted units with work surface areas. Space and plumbing for washing machine. Radiator. Floor tiling. Recessed spotlighting to ceiling.



WETROOM

Two double glazed skylights. Large walk-in shower area with rainfall style shower. WC with concealed cistern. Wash hand basin with wall mounted mixer tap, set on 'floating' shelf with further storage shelf beneath. Wall and floor tiling. Radiator. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Double glazed window to rear aspect. Radiator. Engineered wood flooring. Doors to inner landing, three bedrooms and family bathroom.

BEDROOM 1 (WITH DRESSING AREA)

Two double glazed windows to front aspect. Radiator. Engineered wood flooring. Recessed spotlighting to ceiling. Built-in mirror fronted storage cupboard. Sliding door to:

EN-SUITE SHOWER ROOM

Opaque double glazed window to side aspect. Walk-in shower with rainfall style shower. Close coupled WC. Wash hand basin with mixer tap and drawer unit beneath. Wall and floor tiling with underfloor heating. Recessed spotlighting to ceiling. Hatch to roof void. Extractor. Heated towel rail.

BEDROOM 2 (WITH DRESSING AREA)

Dual aspect via double glazed windows to side and rear. Double glazed electric skylight with rain sensor and electric blinds. Built-in wardrobes. Radiator. Engineered wood flooring. Recessed spotlighting to ceiling.

BEDROOM 3

Dual aspect via double glazed windows to front and side. Radiator. Engineered wood flooring.

FAMILY BATHROOM

Opaque double glazed window to side aspect. Bath with mixer tap and shower over. Close coupled WC. Wash hand basin with mixer tap and drawer unit beneath. Wall and floor tiling. Heated towel rail. Built-in storage cupboard. Recessed spotlighting to ceiling.

INNER LANDING

Engineered wood flooring. Stairs to second floor.

SECOND FLOOR

BEDROOM 4

Four double glazed skylights. Two radiators. Built-in wardrobes and shelving. Wood effect flooring. Eaves storage (housing boiler).





OUTSIDE

GARDEN

Set to the side of the property, the fence enclosed garden is accessed via French doors and aluminium bi-fold doors from the kitchen/dining room and family room which lead onto a composite decked seating area. The remainder is mainly laid to lawn with borders housing a variety of shrubs and trees. Outside light, cold water tap and power point. Enclosed by composite fencing with gated access to front of property. Accessed via the rear hall is a further small shingled garden area, enclosed by fencing and walling.

GARAGE

Electric up and over door. Power and light. Courtesy door to study.

OFF ROAD PARKING

Gravelled frontage providing off road parking and access to garage. Electric vehicle charging point. Pathway leading to front entrance door. Various shrubs. Part enclosed by fencing. Gated side access leading to garden.

Current Council Tax Band:E(i).

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 = 2326 sq ft / 216 sq m (includes garage)

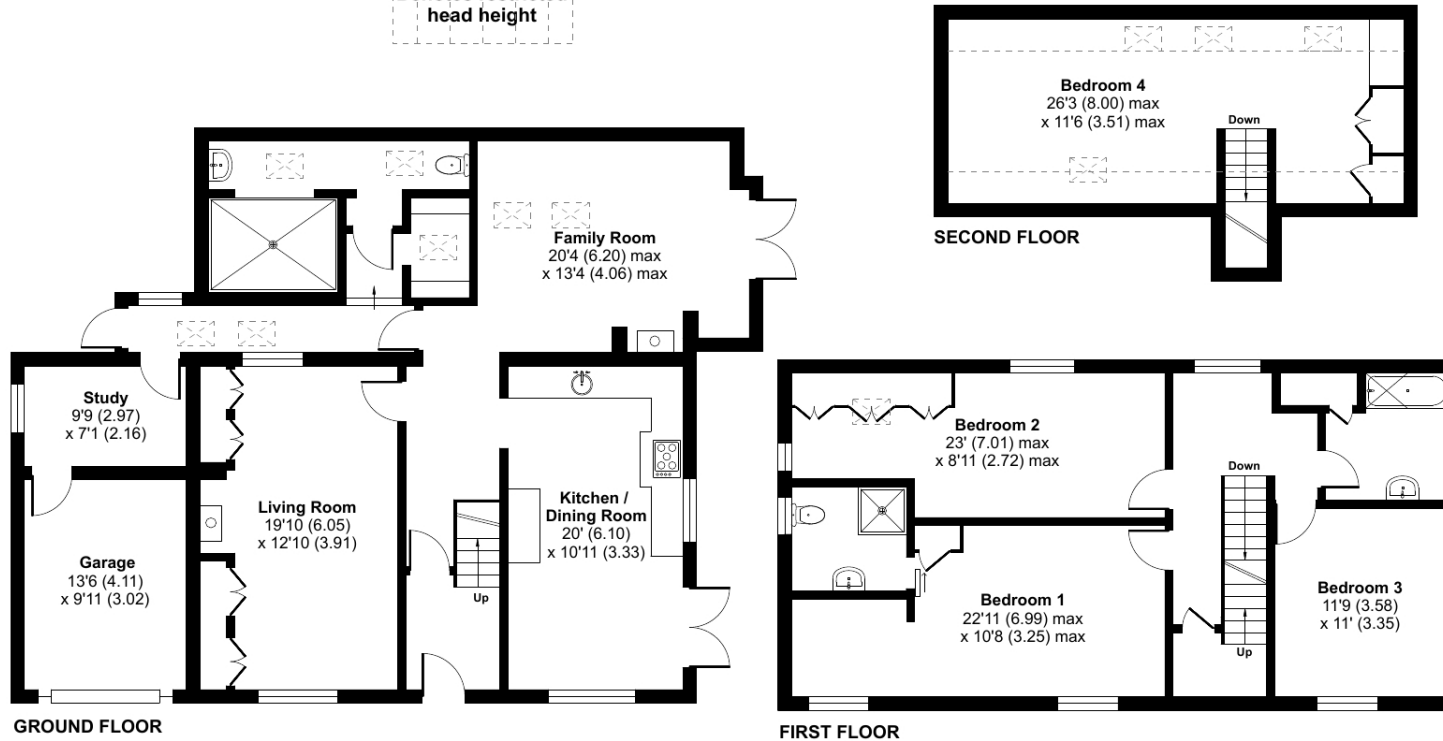
Limited Use Area(s) = 114 sq ft / 10.5 sq m

Total = 2440 sq ft / 226.5 sq m

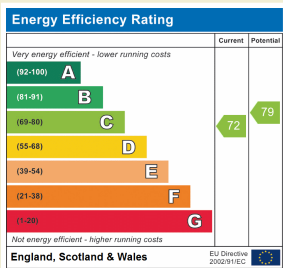
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Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Country Properties. REF: 1006196



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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