

# TALISMAN

PROPERTY AGENTS



Hovingham Drive, Great Denham, MK40 4WL

Guide Price: £365,000 - £375,000



Bedroom x3

Reception x1

Bathroom x2



## Key Features

- Gorgeous bay fronted home, constructed by David Wilson Homes
  - Immaculate and contemporary interiors throughout
  - Beautifully presented, dual aspect sitting room with bay window
- Stunning kitchen/diner with high gloss units and an extensive range of integrated appliances
  - Lavish cloakroom
  - Three pristine bedrooms, en-suite and family bathroom
    - Cul-de-sac location
- Substantial and low maintenance, private rear garden with luxury timber decked seating area
  - Garage with power & light
  - Driveway providing off-road parking for 3 cars



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## Description

Formed as part of a premium development by David Wilson Homes comes this gorgeous, bay fronted semi-detached house, tucked away in the delightful cul-de-sac road of Hovingham Drive. This three-bedroom property flaunts immaculate interiors in contemporary fashion, as well as generous and meticulously presented external accommodations, which both perfectly harmonise to create the idyllic luxury lifestyle. The ground level exhibits a lavish cloakroom, the luxurious dual aspect sitting room with bay window and bespoke fitted shutters, and the simply stunning kitchen/diner, featuring 'Amtico' LVT flooring, high gloss units and an extensive range of integrated appliances. Ascending the winder staircase from the second hallway to the first floor welcomes you to the three pristine bedrooms, with en-suite to master and family bathroom. The private rear garden is highly spacious and low maintenance, and has been flawlessly arranged with slate paving, elegant shingle surround and a sleek timber decking section, curating the ultimate private retreat or outdoor entertaining section. The property even features a garage with power and light and driveway, which provides off-road parking for three cars.



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# Rooms & Dimensions

(Ground Floor)

## Entrance Hall

Amtico wood effect LVT flooring and doors off to:

## Cloakroom

0.96m x 1.61m (3' 2" x 5' 3") A contemporary two-piece suite with dark navy painted walls and white splashback tiling. Comprising recessed ceiling lights, extractor fan, WC and pedestal hand wash basin with mixer tap, radiator and Amtico wood effect LVT flooring.

## Sitting Room

3.67m x 4.55m (12' 0" x 14' 11") UPVC double glazed bay window to front aspect and UPVC double glazed window to side aspect with bespoke fitted shutters, understairs storage cupboard and fitted carpet. The current owners have furnished the space beautifully with vine green sofas, contemporary light fittings and indoor plants.

## Second Hallway

Winder staircase leading to first floor accommodation, anthracite flat panel vertical radiator and opening to:

## Kitchen/Diner

3.30m x 4.74m (10' 10" x 15' 7") UPVC double glazed window to rear aspect, a range of matching base and eye level units in high gloss white with soft close drawn mechanism and newly installed matt black, 'D' shaped cabinet handles as well as complimentary worktops over. The kitchen comprises a one bowl stainless steel sink unit with mixer tap, stylish splashback tiling, built-in 'Zanussi' oven with four-burner gas hob with 'Zanussi' stainless steel extractor over, integrated dishwasher and washing machine, integrated fridge/freezer, cupboard housing gas-fired boiler, UPVC double glazed patio doors leading to the rear garden, radiator and Amtico, wood effect LVT flooring. The kitchen/diner is a stunning space which boasts a complete range of integrated appliances, plenty of room for dining and seamless flow to the east facing rear garden via the patio doors.

(First Floor)

## Staircase & Landing

Winder staircase leading to the first floor landing, recessed ceiling lights, access to storage cupboard and loft hatch, fitted carpet, doors off to:

## Master Bedroom

2.54m x 3.27m (8' 4" x 10' 9") Twin UPVC double glazed windows to rear aspect, large triple door fitted wardrobe, radiator, fitted carpet and door to en-suite.

## En-suite

1.38m x 2.08m (4' 6" x 6' 10") Obscured UPVC double glazed window to side aspect, three-piece suite comprising a fully enclosed shower unit, upgraded tiling to splashback areas, WC, pedestal hand wash basin with mixer tap, built-in extractor fan, white towel radiator and vinyl flooring.

## Bedroom Two

2.48m x 3.88m (8' 2" x 12' 9") UPVC double glazed window to front aspect, fitted carpet and radiator.

## Bedroom Three

2.18m x 2.25m (7' 2" x 7' 5") UPVC double glazed window to front aspect, radiator and fitted carpet.

## Family Bathroom

1.79m x 2.16m (5' 10" x 7' 1") Obscured UPVC double glazed window to front aspect, three piece suite comprising panel bathtub with mixer tap, WC, pedestal hand wash basin, tiling to splashback areas, built in extractor fan, white towel radiator and vinyl flooring.

(Externally)

### Rear Garden

East facing rear garden, fully enclosed from timber fencing and brick pillars, laid primarily to slate patio slabs with lawn section and 'Warmstone' coloured timber decking, elegant shingle strip surround, external power point, outdoor tap and gated side access leading to the front. The rear garden is a generous and low maintenance space which has been re-landscaped in meticulous fashion. The timber decking section catches the sun perfectly and makes for an ideal private retreat or hosting section for outdoor lounging and entertainment.

### Garage & Driveway

Situated underneath the neighbouring coach house, the garage contains power and light as well as a manual up & over door. The driveway is in front of the garage and provides generous off-road parking for three cars.

### Front

The front of the house flaunts a gorgeous external appearance with bay front and front door canopy. There is also a slabbed patio walkway to the front door entrance, shingle laid border and gated side access leading to the rear garden.



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## Agent's Notes

- EPC: B (83)
- Council Tax Band: D (£2,316.06) (Bedford Borough Council)
  - Service Charge: £60 PA
- Gas Central Heating (The boiler is in the kitchen cupboard)



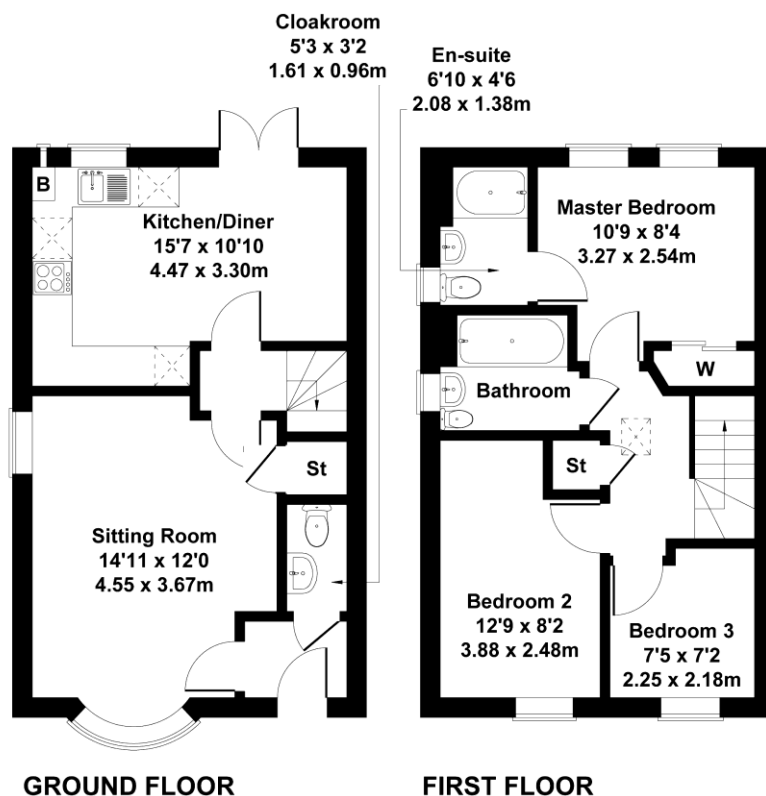






## Hovingham Drive, Great Denham, Bedford, MK40 4WL

Approximate Gross Internal Area  
818 sq ft - 76 sq m







## Location

Residents of Hovingham Drive benefit from proximity to the village's wealth of amenities and country park. Great Denham is a wonderfully sought after Bedfordshire village, and is just minutes away from the main county town's amenities and leisure facilities. Those who reside in the village benefit from multiple independent cafe's, a hairdressers, vets, GP surgery, pharmacy, post office, as well as a Sainsbury's local, and families can appreciate catchment to Great Denham Primary school, which has an outstanding Ofsted rating. Great Denham is also conveniently positioned near the Bedford Bypass, which provides easy access onto the A421, A428, A6, A1, M1 and beyond, and the nearest trainline is Bedford Railway Station, which is approximately two miles from the village, and provides regular journeys to Luton in 20 minutes and London St Pancras in under 40 minutes.

To arrange a viewing, please contact Talisman Property Agents

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