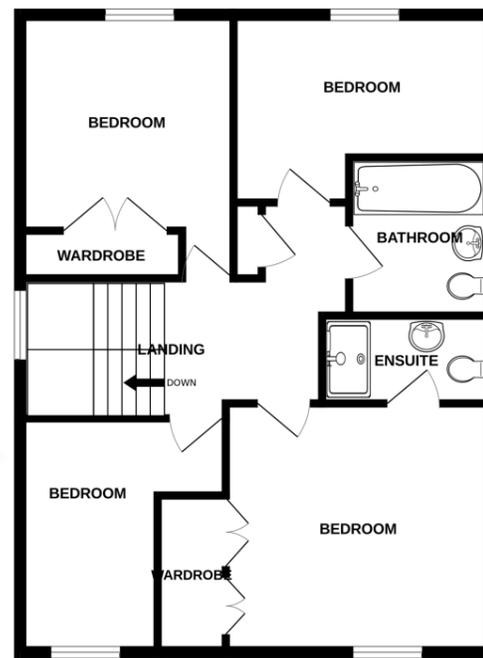
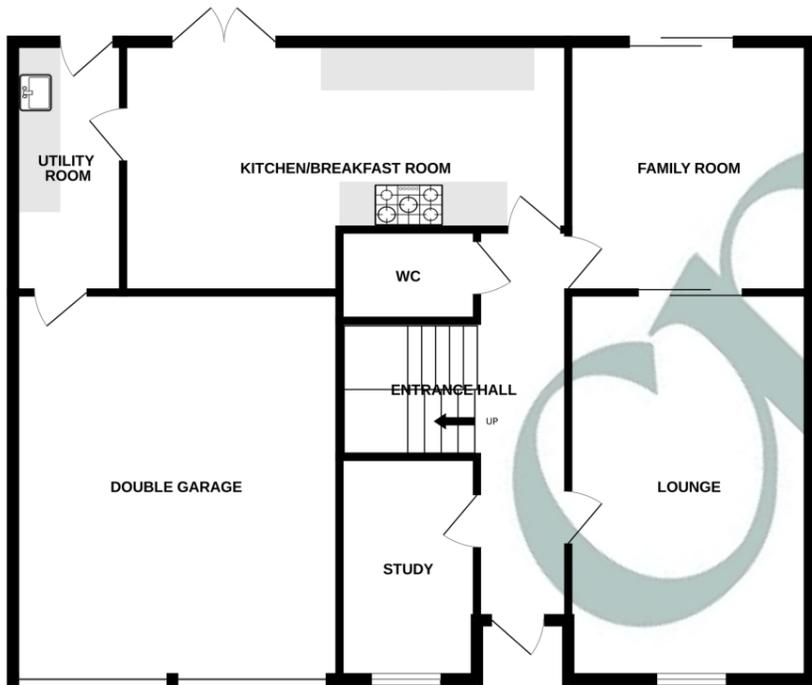




GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024

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

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
 T: 01525 403033 | E: amphill@country-properties.co.uk
www.country-properties.co.uk

A substantial, truly stunning and totally refurbished four bedroom family residence set in one of Silsoe's premier locations.

- 22ft refitted kitchen/breakfast room with granite work surfaces.
- Spacious lounge with log burner.
- Separate dining room and study.
- Double garage and ample off-road parking.
- Set at the entrance of the historic Wrest Park estate.

Ground Floor

Entrance Hall

Composite entrance door and double glazed window to the front, stairs rising to first floor, under stairs cupboard, Karndean flooring, coving, radiator.

Cloakroom

A suite comprising of a low level WC, vanity unit wash hand basin, heated towel rail, Karndean flooring.

Lounge

18' 5" x 11' 8" (5.61m x 3.56m) Log burner with slate hearth, decorative coving, double glazed window to the front, radiator, double doors opening to:

Dining Room

12' 0" x 11' 8" (3.66m x 3.56m) Double glazed patio doors to the rear, decorative coving, radiator.

Study

11' 4" x 6' 11" Max. (3.45m x 2.11m) Double glazed window to the front with fitted blinds, coving, radiator.

Kitchen/Breakfast Room

22' 0" x 12' 0" > 8' 7" (6.71m x 3.66m > 2.62m) A superb range of base and wall mounted units with white granite work surfaces over, 1.5 basin sink and drainer with mixer tap, five ring gas hob with oven under and extractor hood over, integrated dishwasher, underfloor heating, French doors and double glazed window to the rear, vertical radiator.

Utility

A range of units with white granite work surfaces over, sink and drainer units with mixer tap, space for appliances, Karndean flooring, door to the rear.



First Floor

Landing

Access to loft, cupboard housing combi-boiler and water softener, double glazed window to the side.

Bedroom One

14' 0" x 11' 11" (4.27m x 3.63m) "His and Hers" fitted wardrobes, double glazed window to the front with fitted blinds, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, vanity unit wash hand basin, heated towel rail, Karndean flooring, double glazed window to the side.

Bedroom Two

10' 8" x 10' 4" (3.25m x 3.15m) Fitted wardrobes, double glazed window to the rear, radiator.

Bedroom Three

12' 7" x 6' 9" (3.84m x 2.06m) Double glazed window to the rear with fitted blinds, radiator.

Bedroom Four

8' 0" x 7' 2" (2.44m x 2.18m) Double glazed window to the front with fitted blinds, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, vanity unit wash hand basin, heated towel rail, Karndean flooring, double glazed window to the side.

Outside

Front Garden

Lawn area with shrub borders and mature trees.

Rear Garden

Large patio area and shaped lawn with an additional block paved seating area, mature shrub and flower borders, timber fencing.

Double Garage

18' 2" x 15' 8" (5.54m x 4.78m) Two up and over doors, power and light.

Parking

Driveway to the front of the garage providing off-road parking for several cars.

NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

