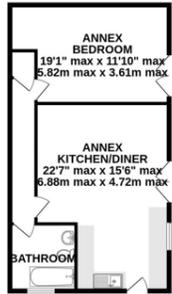
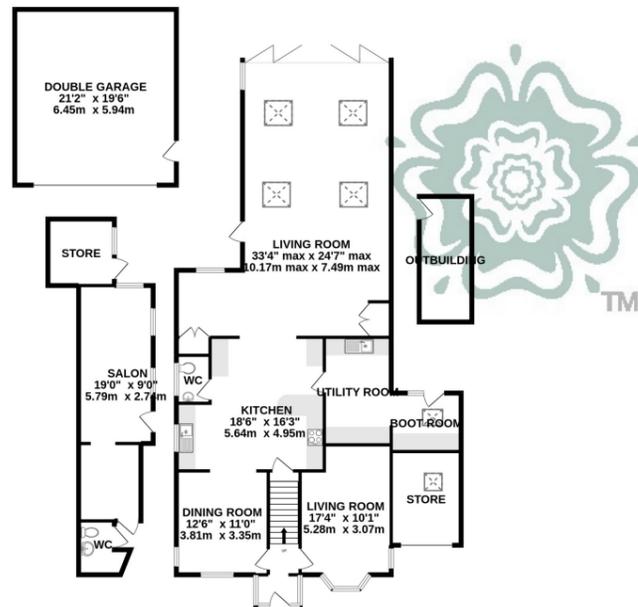
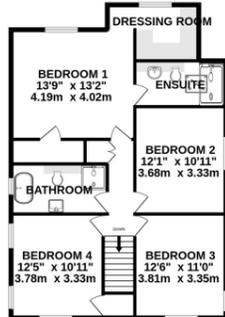


Floor Plans

GROUND FLOOR
3091 sq.ft. (287.2 sq.m.) approx.



1ST FLOOR
920 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA: 4011 sq.ft. (372.6 sq.m.) approx.

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.
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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.

36, Bedford Road

Houghton Conquest, Bedfordshire,
MK45 3NA
£1,150,000

Viewing by appointment only

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



A gorgeous detached house offering so much more than meets the eye.

Recent improvements to a high quality. With the benefit of an annex making it a very versatile family home. Spacious accommodation throughout!

- A beautiful four bedroom detached house benefitting from a high quality kitchen and stunning bath suites.
- A completely self contained one bedroom annex with smart decor throughout.
- An additional outdoor building used as a treatment room, could be used for other commercial operations (has full planning permit).
- Gated, videocom entrance, ample parking and a double garage.
- Large garden, Indian limestone patio area with party size BBQ, additional seating area and large lawn.
- 32ft open plan kitchen/dining/living room at the rear of the property.

Ground Floor

Entrance Hall

Entrance door to the front, tiled flooring, stairs rising to the first floor.

Cloakroom

A suite comprising of a low level WC, wash hand basin, Quartz surfaces.

Lounge

17' 3" into bay x 10' 9" (5.26m x 3.28m) Double glazed bay window to the front and double glazed window to the side, radiator.

Dining Room

12' 6" x 11' 0" (3.81m x 3.35m) Double glazed windows to the front and side, radiator, opening to:

Kitchen

18' 9" x 16' 2" > 10'4" (5.71m x 4.93m) A range of base and wall mounted units with quartz work surfaces over and matching peninsula, split level oven and ceramic hob, additional combi-oven, integrated coffee machine, integrated fridge, wine cooler and dishwasher, radiator.

Living Area

32' 8" x 14' 9" (9.96m x 4.50m) Monitor audio speakers in ceiling, four electric Velux windows, patio door and tri-fold doors to the rear, aircon unit.

Utility

Space and plumbing for washing machine and tumble dryer, quartz work surfaces, space for American style fridge freezer, Velux window, door to side access.

Boot Room

Stable door to external courtyard.

First Floor

Landing

Doors to:

Bedroom One

13' 3" x 13' 2" (4.04m x 4.01m) Built-in wardrobes, double glazed window to the rear, floor to ceiling radiator.

Ensuite

A suite comprising of a shower cubicle, wash hand basin, low level WC, Velux window, heated towel rail.

Dressing Room

9' 7" x 8' 9" (2.92m x 2.67m) Walk-in dressing room with built-in wardrobes, double glazed window to the rear.

Bedroom Two

12' 9" x 10' 9" (3.89m x 3.28m) Double glazed window to the side, radiator.

Bedroom Three

12' 6" x 11' 0" (3.81m x 3.35m) Double glazed window to the front, radiator.

Bedroom Four

12' 6" x 11' 0" (3.81m x 3.35m) Double glazed window to the front, radiator.

Bathroom

A suite comprising of a freestanding bath and separate shower cubicle, wash hand basin, low level WC, heated towel rail, double glazed window to the side.

Annex

Kitchen/Diner

22' 6" x 15' 6" (6.86m x 4.72m) A range of white base units with timber effect worktop surfaces over, 1.5 basin ceramic sink with mixer taps over, Calor gas boiler, double glazed window to side, door to the front, radiator.

Bedroom

19' x 11' 10" (5.79m x 3.61m) Patio door to garden, radiator.

Bathroom

A suite comprising of a roll top bath, low level WC, wash hand basin, double glazed window.

Outside

Rear Garden

Indian limestone patio with wooden gazebo and additional seating areas, large artificial lawn area, mature established trees and shrubs.

Garage/Store

Double garage with power and light, alarm, remote control roller door, door to the side.

Parking

Electrically operated gates opening to driveway for several vehicles.

Salon/Workshop

Currently used as a hair dressing salon, with three rooms the main one being 19' x 8'11" (5.79m x 2.72m)

Directions

Enter Houghton Conquest via the B530 into Bedford Road, opposite Vision Blinds. Approx 500m on the right, on the corner of Mill Lane you will find number 36.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE OWNERS

HOUGHTON CONQUEST - a small village with a mixture of properties. A6 is 2 miles away; M1 Junction 13 is 6 miles away. The mainline station is at Bedford or Flitwick. The village has a Lower school, Middle in Stewartby, an Upper in Wootton, Post office/store, pub & Knife & Cleaver country restaurant.

