



# St James Close

Pulloxhill,  
Bedfordshire, MK45 5HF  
£435,000

country  
properties



Set within a village cul-de-sac, this extended semi detached home offers approx. 1471 sq.ft. of accommodation with contemporary styling, featuring an impressive open plan kitchen/dining room which spans the rear width of the property, with roof lantern and bi-fold doors flooding the space with light. There is a spacious living room with curved walk-in bay, useful utility and cloakroom/WC, whilst the first floor offers three bedrooms and a family bathroom. There is an enclosed garden to the rear with south-westerly aspect and large workshop/store, plus gravelled frontage providing off road parking. Flitwick's mainline rail station (with a service to St Pancras International) is within just 2.3 miles. EPC Rating: C.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via front entrance door with opaque double glazed insert. Double glazed window to front aspect. Built-in double storage/shoe cupboard. Radiator. Stairs to first floor landing with built-in cupboard beneath. Doors to living room, study, kitchen/dining room and to:

### CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and storage beneath. Heated towel rail. Extractor.

### LIVING ROOM

Feature walk-in bay with double glazed windows to front. Further double glazed window to front. Two radiators.

### STUDY

Radiator.

### KITCHEN/DINING ROOM

Double glazed window and bi-fold doors to rear aspect. Feature roof lantern. A range of base and wall mounted units with quartz work surface areas incorporating recessed 1½ bowl sink with mixer tap and routed drainer. Tiled splashbacks. Built-in double oven. Integrated dishwasher. Space for American style fridge/freezer. Island unit with quartz work surface incorporating induction hob with downdraft extractor, also providing additional storage and breakfast bar area. Three contemporary panel radiators. Wood effect flooring. Recessed spotlighting to ceiling. Cupboard housing electric consumer unit. Walk-in cupboard housing gas fired boiler. Door to:

### UTILITY ROOM

Work surface area. Space for washing machine and tumble dryer. Wood effect flooring.

## FIRST FLOOR

### LANDING

Doors to all bedrooms and family bathroom.





## BEDROOM 1

Double glazed window to rear aspect. Radiator.

## BEDROOM 2

Double glazed window to front aspect.  
Radiator.

## BEDROOM 3

Double glazed window to front aspect.  
Radiator.

## FAMILY BATHROOM

Opaque double glazed window to rear aspect.  
Three piece suite comprising: Bath with mixer  
tap/shower attachment, close coupled WC  
and pedestal wash hand basin with mixer tap.  
Tiled splashbacks. Radiator. Tile effect flooring.

## OUTSIDE

### REAR GARDEN

South-westerly aspect. Immediately to the rear  
of the property is an L-shaped paved patio  
area. Lawn with shrub borders. Large  
workshop/store. Outside lighting and cold  
water tap. Enclosed by timber fencing.

### OFF ROAD PARKING

Gravelled frontage providing off road parking.  
Shrub border and raised beds. Paved steps  
leading to front entrance door.

Current Council Tax Band: D(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;

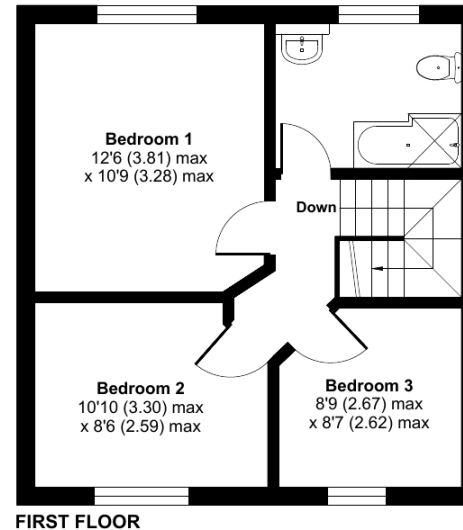
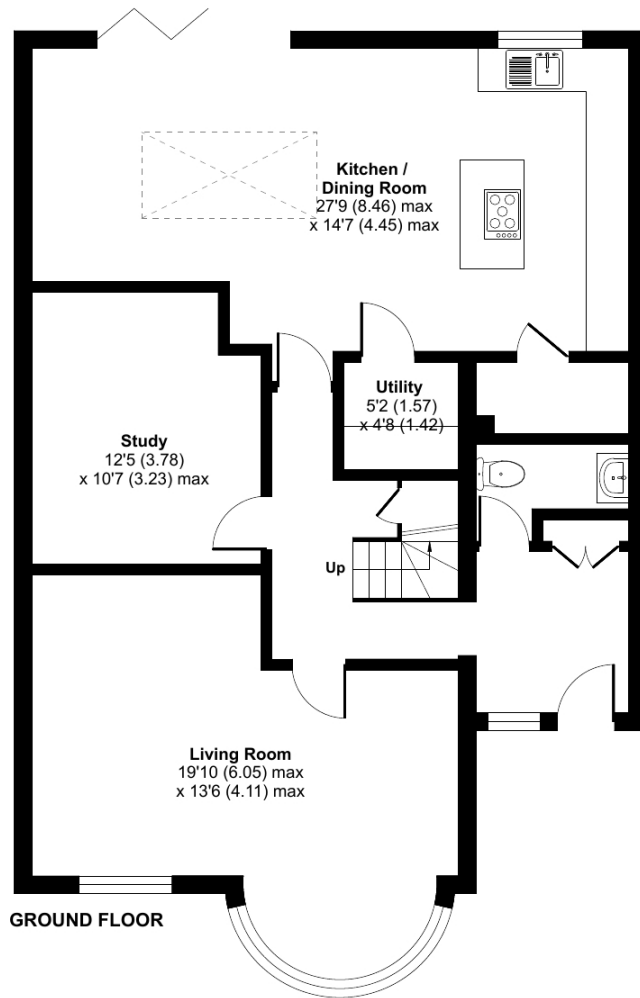
Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

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 = 1471 sq ft / 136.6 sq m  
For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 992757



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

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