Branksome Leys

Plot 2, George Street, Maulden, Bedfordshire,
MK45 2DD
£399,950

COUNTRY PROPERTIES
PART OF HUNTERS

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

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

COUNTRY PROPERTIES
PART OF HUNTERS

Situated in the heart of Maulden village this small private development of just six semi-detached contemporary family homes offer the perfect place to live and escape the hustle and bustle of a hectic life. Each home will offer thoughtfully designed accommodation and benefit from Oakbridge Homes excellent reputation for providing high quality homes over three decades.

- Three bedroom semi-detached property over three floors.
- Help to buy available.
- Quality finished with flooring fitted and landscaped garden.
- Off road parking for two cars plus visitor parking.

Specification

Energy efficient gas central heating with Nest wi-fi controllable learning thermostats to adapt to lifestyle.

Superb contemporary fitted kitchens with crafted Quartz worktops and integrated appliances.

Stylish bathrooms with Italian ceramic floor and wall tiling plus separate showers and wall hung vanity units with back lit mirrors.

Bespoke fitted wardrobes with glass doors and useful internal fittings.

Super insulated homes for lower energy costs.

Security alarms fitted.

Cabling insulated ready for TV and broadband services (Subject to subscription)

USB charging points to principle rooms.

'Urban Oak' wood mix laminate flooring to ground floor, tiled cloakroom and bathrooms, fitted carpet to all other bedrooms and other areas.

Oakbridge Homes full two year aftercare service backed by a 10 year LABC Buildings Warranty.

Two private parking spaces for each home.

The development will e landscaped, all rear gardens finished with pathways, patio and laid to lawn.

Ground Floor

Entrance Hall

Cloakroom

Lounge

12' 5" x 11' 4" (3.78m x 3.45m)

Kitchen/Dining/Family Room

24' 9" x 11' 5" max (7.54m x 3.48m)

First Floor

Landing

Bedroom One

12' 8" x 10' 4" (3.86m x 3.15m)

Bedroom Two

12' 8" x 9' 7" (3.86m x 2.92m)

Family Bathroom

Second Floor

Landing

Master Bedroom

15' 3" x 12' 8" (4.65m x 3.86m)

Ensuite Shower Room

Outside

Front and Rear Gardens

Parking

Two parking spaces plus visitor parking.