



Hollowday Road, Cranfield, Bedford MK43 0FU

Satchells



3 Bedroom Semi-Detached House

Guide Price £450,000 Freehold

Located on the exclusive Goodmans Meadow development this spacious semi-detached family home was built approximately 4 years ago by Water End Homes, a local niche developer.

This super property has many high end features including underfloor heating to the ground floor, quality fully fitted kitchen with quartz worksurfaces and integrated Neff appliances, Porcelanosa fully tiled bathrooms and cloakroom, and Oak veneer doors throughout. The accommodation itself measures a substantial 1068sqft and comprises entrance hall, cloakroom, living room and kitchen/dining room to the ground floor, three generous bedrooms, the principal with en-suite shower room, and family bathroom to the first floor. Externally is a private, south-east facing rear garden, oversized garage with electric door and driveway parking for several vehicles.



- Spacious modern family home
- Three generous bedrooms
- En-suite to principal bedroom
- Underfloor heating to the ground floor
- Superb kitchen/dining room
- Integrated appliances and quartz worktops
- Oversized garage with electric door
- Driveway parking for several vehicles
- Front and rear gardens
- EPC rating B. Council tax band D

Ground Floor:**Front Door:**

Composite front door.

Entrance Hall:

Stairs to first floor with cupboard under. Inset ceiling lights. Tiled flooring with underfloor heating.

Cloakroom:

A white suite comprising wash hand basin and low level WC with concealed cistern. Extractor fan. Inset ceiling lights. Fully tiled walls. Tiled flooring with underfloor heating.

Living Room:

Abt. 14' 6" x 13' 0" (4.42m x 3.96m) Double glazed window to front. Television point. Inset ceiling lights. Carpet as fitted with underfloor heating.

Kitchen/Dining Room:

Abt. 11' 5" x 20' 6" (3.48m x 6.25m) A superbly fitted kitchen/dining room comprising a comprehensive range of eye and base level units with ample quartz worktops and under cupboard lighting. Inset one and a half bowl stainless steel sink unit. Built-in induction hob, with extractor hood over and an eye level double electric oven. Integrated fridge/freezer, dishwasher and washing machine. Cupboard housing gas boiler. Double glazed French doors leading to the rear garden. Double glazed window to rear. Inset ceiling lights. Tiled flooring with underfloor heating.

First Floor:**Landing:**

Loft access. Large storage cupboard. Radiator. Inset ceiling lights. Carpet as fitted.

Bedroom One:

Abt. 10' 6" x 12' 6" max (3.20m x 3.81m max) Double glazed window to front. Television point. Radiator. Inset ceiling lights. Carpet as fitted.

En-Suite:

A white suite comprising a fully tiled double width shower cubicle with rainfall shower, pedestal wash hand basin and low level WC with concealed cistern. Shaver point. Heated towel rail. Fully tiled walls. Double glazed window to side. Extractor fan. Inset ceiling lights. Tiled flooring.

Bedroom Two:

Abt. 11' 5" x 12' 6" max (3.48m x 3.81m max) Double glazed window to rear. Radiator. Television point. Carpet as fitted.

Bedroom Three:

Abt. 7' 7" x 10' 6" (2.31m x 3.20m) Double glazed window to rear. Radiator. Carpet as fitted.

Family Bathroom:

A white suite comprising panelled bath with mixer tap, shower attachment and glass screen, pedestal wash hand basin and low level WC with concealed cistern. Heated towel rail. Shaver point. Fully tiled walls. Double glazed window to front. Extractor fan. Inset ceiling lights. Tiled flooring.

Outside:**Front Garden:**

An attractive frontage overlooking a small play park. Path to front door. Area laid to lawn with a variety of shrubs. The driveway provides off road parking for several vehicles.

Rear Garden:

A south easterly facing rear garden. Paved patio area. Established lawn with a variety of plant borders. Outside tap. Outside lights. Gated side access.

Garage:

A brick built oversized garage with electrically operated door. Pitched roof, power and lighting. Double glazed personal door leading to the rear garden.

Additional Information:

Material Information:

We are advised by the seller/landlord/tenant of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Mains supply

Electric: Mains supply

Drainage: Mains supply

Flood risk: Not been flooded in the last 5 years

Mobile/Phone: Okay - Further information can be found here:

<https://checker.ofcom.org.uk/en-gb/>

Tenure: Freehold

Council Tax Band: Band D

Council tax payable: £2420.25 per annum

For further material information please contact the office marketing this property.

Agents Note:

Draft details yet to be approved by the vendor and may be subject to change.

Anti-Money Laundering:

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

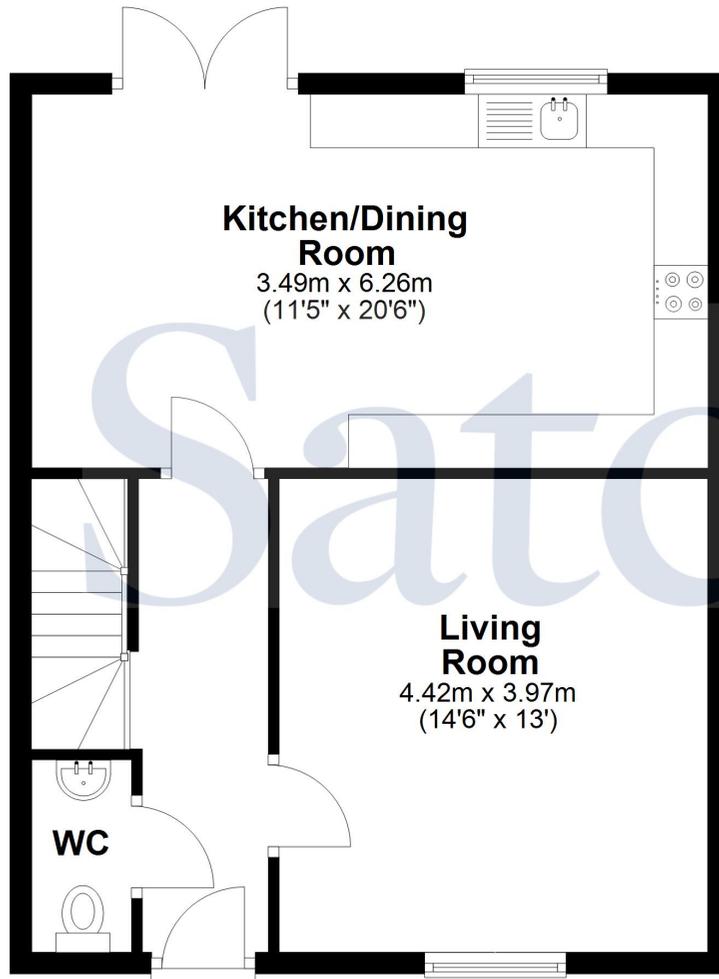




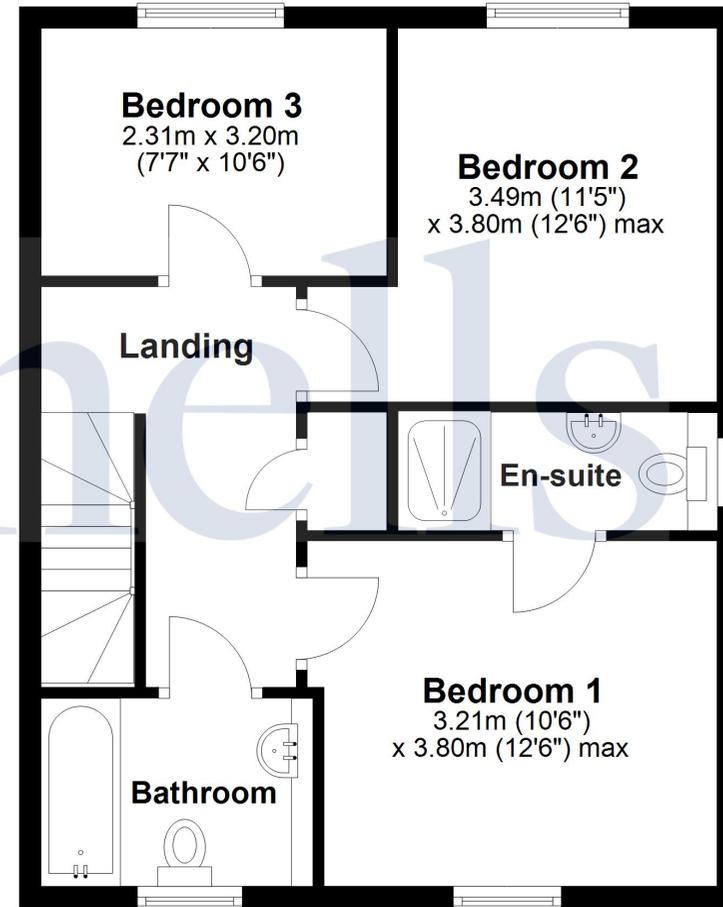
These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, utilities and services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Some content may have been created with the use of AI. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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Ground Floor



First Floor



For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.