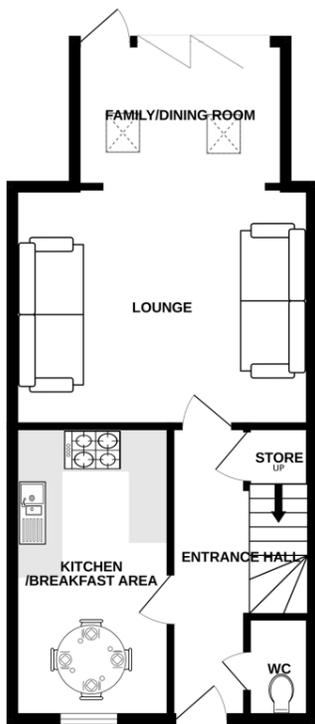
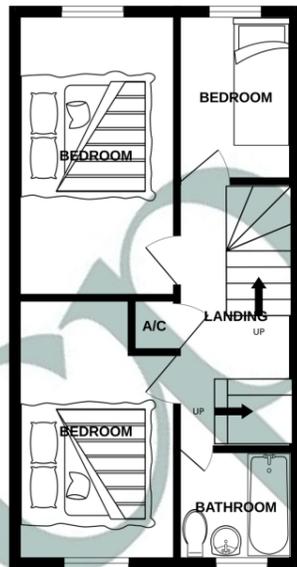




GROUND FLOOR



1ST FLOOR



2ND FLOOR



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

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: amphill@country-properties.co.uk
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A truly delightful and extended four bedroom family residence with accommodation over three floors, located in the very desirable village of Silsoe and within walking distance to all local amenities.

- Single garage and off-road parking.
- Low maintenance gardens.
- Master bedroom with ensuite and fitted wardrobes on the second floor.
- Extended lounge/diner with bi-folding doors opening to the garden.

Ground Floor

Entrance Hall

Composite entrance door to the front, Spacia tiled flooring, radiator, stairs rising to first floor, under stairs cupboard.

Cloakroom

A suite comprising of a low level WC, wash hand basin, tiling to splashbacks, radiator, Spacia tiled flooring.

Kitchen/Breakfast Room

14' 9" x 8' 0" (4.50m x 2.44m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer with mixer taps over, tiling to splashbacks, four ring Neff hob with Neff oven under and double extractor hood over, space for fridge freezer, space and plumbing for washing machine and dishwasher, double glazed window to the front, radiator, Spacia tiled flooring.

Lounge

15' 2" x 12' 2" (4.62m x 3.71m) Double glazed patio door and window to the rear, fitted carpet, radiator.

Dining Area

10' 7" x 7' 4" (3.23m x 2.24m) Two electrically operated Velux windows, bi-folding doors opening to the rear, electric heater.

First Floor

Landing

Fitted carpet, built-in airing cupboard housing hot water tank and shelving.



Bedroom Two

15' 8" x 8' 0" (4.78m x 2.44m) Double glazed window to the rear, radiator, fitted carpet.

Bedroom Three

12' 10" x Max. 8' 0" (3.91m x 2.44m) Double glazed window to the front, radiator, fitted carpet.

Bedroom Four

12' 2" x 7' 0" (3.71m x 2.13m) Double glazed window to the rear, radiator, Spacia tiled flooring.

Bathroom

A suite comprising of a panelled bath, low level WC, wash hand basin, tiling to splashbacks, radiator, Spacia tiled flooring, double glazed window to the front.

Second Floor

Landing

Fitted carpet, radiator, built-in cupboard housing boiler and shelving.

Master Bedroom

16' 1" x 11' 5" into dormer (4.90m x 3.48m) Double glazed window to the front, radiator, fitted carpet, fitted mirror fronted wardrobes with hanging space and shelving.

Ensuite

A suite comprising of a large walk-in shower cubicle, low level WC, wash hand basin, tiling to splashbacks, double glazed Velux window, radiator, Spacia tiled flooring.

Outside

Front Garden

Artificial lawn, shrubs and flower borders.

Rear Garden

Patio area, artificial lawn, pathway to wooden shed, timber fencing to sides and rear, rear gated access to:

Garage

Up and over door, power and light.

Parking

Off-road parking for two vehicles.

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.

