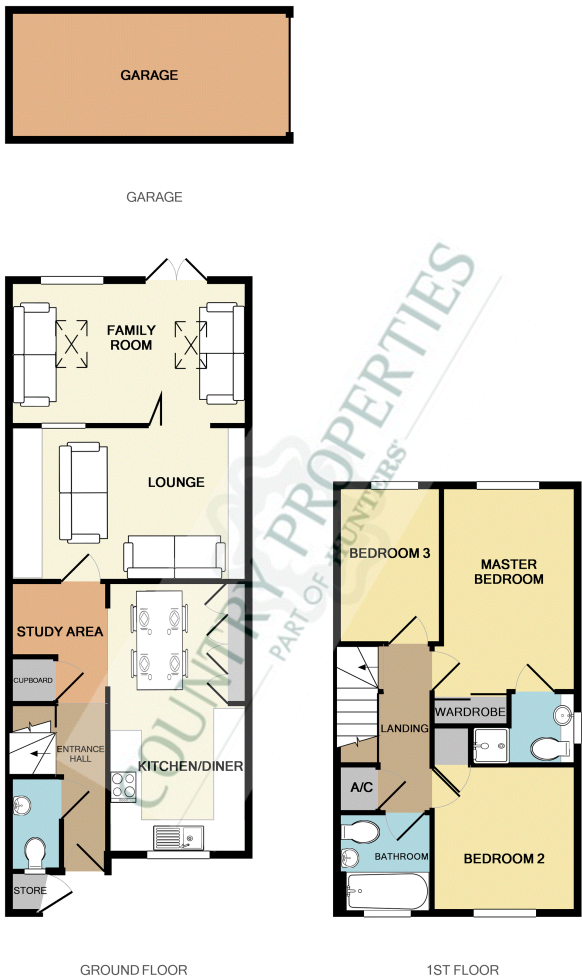




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2018

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 | 31, Bedford Road | MK45 4LL
T: 01582 882811 | E: barton@country-properties.co.uk
www.country-properties.co.uk

A truly superb three bedroom extended family house situated in " The Rowans" one of Silsoe's premier locations adjoining the magnificent Grade I Wrest Park which is owned by English Heritage. No upper chain!

GROUND FLOOR -

Entrance -

Outside canopy. External light. Storage cupboard to left hand side aspect. Composite front entrance door leading into;

Entrance Hall -

Coir mat. Oak flooring. doors with chrome furnishings leading into cloakroom, kitchen diner & lounge. Stairs to first floor. Good size under stair storage cupboard (currently used as study area). Large opening leading into kitchen breakfast room.

Cloakroom -

Double glazed Georgian style lead light window to front aspect. Wall mounted wash hand basin. Low level WC. Single panel radiator. Vinyl flooring.

Kitchen Breakfast Room -

17' 3" x 8' 10" (5.26m x 2.69m) A superb range of base and wall mounted units & work surfaces. One and half times drainer sink with mixer taps over and cupboard below. Integrated dishwasher. Four ring Bosch hob with stainless steel extractor hood over. AEG Split level oven. Area for stand up fridge/freezer. Kick plinth heater. Ceiling down lighters. Lead light double glazed windows to the front aspect. Wall mounted gas fired boiler providing domestic hot water central heating. Amtico flooring.

Breakfasts Area - fitted units to include built in wine racks, glass display cabinets and work surfaces. Ceiling down lighters.

Lounge -

14' 9" x 9' 10" (4.50m x 3.00m) Built in display cabinets / book shelving with cupboards below. Coving to ceiling. Double panel radiator. Wall light points. Oak flooring. Casement window & doors leading into:

Family Room -

14' 10" x 9' 3" (4.52m x 2.82m) Velux double glazed windows to the vaulted ceiling. Double glazed window and doors to the rear aspect. Wall mounted radiator. Engineered wooden flooring.



FIRST FLOOR -

Landing -

Dog legged stairs to first floor with carpet as fitted. Access to loft. Panel door into airing cupboard complete with shelving. Panel doors with brass furnishings leading to all bedrooms and family bathroom.

Bedroom One -

13' 5" x 8' 5" (4.09m x 2.57m) Measurement excluding wardrobes. Mirror fronted fitted ceiling to floor wardrobes with hanging space and shelving. Double glazed windows to the rear aspect. Coving to ceiling. Single panel radiator. Carpet as fitted. Panel door leading into;

En-Suite -

Frosted double glazed window to the side aspect. Vanity unit with modern wash bowl. Low level WC. Heated towel rail. Separate fully tiled shower cubicle with rainfall shower head and hand attachment.

Bedroom Two -

9' 3" x 9' 4" (2.82m x 2.84m) Lead light double glazed window to front aspect. Single panel radiator. Carpet as fitted.

Bedroom Three -

10' 0" x 6' 8" (3.05m x 2.03m) Double glazed window to the rear aspect. Single panel radiator. Carpet as fitted.

Family Bathroom -

Frosted lead light double glazed window to the front aspect. Pedestal wall mounted wash hand basin. Low level WC. Panel bath with separate shower over. Range of splash back tiles. Single panel radiator. Cork flooring.

OUTSIDE -

Front Garden -

Mainly laid to lawn. Access via wooden gate to side leading to rear garden. Electric point and external water supply tap.

Rear Garden -

Good size patio area. Timber fences to side and rear boundaries. Outside light. Storage area with shed and area for bin storage.

Garage -

Single garage in block. Up and over door. Allocated parking space.

Agents Note -

Council Tax Band - ' D '

