



91, High Street

Broom,  
Bedfordshire, SG18 9NA  
£675,000

country  
properties

Situated in the highly sought after village of Broom this spacious and beautifully presented 4 bedroom detached home occupies a generous plot with 2 separate driveways providing parking for 6 plus cars along with a detached barn and tandem garage.

- A credit to the current owners!
- Re-fitted stylish and contemporary kitchen/family room with bi fold doors onto rear garden
- Three ground floor bedrooms and first floor bedroom and bathroom
- New windows and doors with bespoke fitted shutters (where specified)
- Sought after village location with traditional pub and farm shop/butchers
- Just a short drive to Biggleswade for rail links into the city

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation. Two radiators. Storage cupboard plus further cupboard housing combination boiler. Alarm. Doors into all rooms.

### Living Room

13' 10" x 13' 2" (4.22m x 4.01m) Double glazed window to front with bespoke fitted shutters. Feature brick fireplace with log burning stove. Radiator.

### Kitchen/Dining/Family Room

28' 2" (max) x 15' 3" (max) (8.59m x 4.65m) Re-fitted with a range of shaker style wall and base units with quartz worksurfaces over. Large undermounted double sink with 'Quooker' boiling water tap. Inset Neff Induction hob with extractor over. Two eye level ovens - including combination microwave oven & large warming drawer. Integrated dishwasher. Integrated fridge/freezer. Cupboard in dining area provides space and plumbing for washing machine. Integrated bin cupboard and pull out larder cupboard. Vertical radiator. Pantry cupboard. Peninsular island with wood effect worktop over and pan drawers/glazed storage cupboards below. Built in wi-fi speakers to ceiling. Remote control Velux windows. Wood effect ceramic tiled flooring. Two double glazed windows to front and side with remote controlled roller blinds. Bi-folding doors with fitted blinds opening onto the rear garden. Part glazed door to side access.

### Bedroom 2

13' 4" x 12' 1" (4.06m x 3.68m) Double glazed window to front with bespoke shutters. Fitted wardrobes. Radiator.



### Bedroom 3

12' 7" (max) x 12' 1" (max) (3.84m x 3.68m)  
Double glazed window to rear with bespoke shutters. Fitted wardrobes. Radiator.

### Bedroom 4

10' 3" x 8' 7" (3.12m x 2.62m) Double glazed window to rear. Radiator.

### Bathroom

Four piece suite comprising bath with mixer tap, separate shower cubicle with 'Aqualisa' shower, wash hand basin and low level flush wc. Partially tiled walls and ceramic tiled floor. Heated towel rail. Two obscure double glazed windows to rear.

## FIRST FLOOR

### Landing

Double glazed window to front with bespoke fitted shutters. Two radiators. Doors into bedroom 1, bathroom and loft space.

### Bedroom 1

22' 5" (into bay) x 12' 2" (max) (6.83m x 3.71m)  
Dual aspect with double glazed windows to front and rear with bespoke shutters. Two radiators.

### Bathroom

Suite comprising panel enclosed bath, separate shower cubicle with Aqualisa shower, vanity wash hand basin and low level flush wc. Heated towel rail. Extractor fan. Obscure double glazed window to rear.

### Loft Space

Partially boarded with skylight window to rear. Power and light connected.

## OUTSIDE

### Front Garden

Dwarf brick wall to front with pathway to front door and mature trees & shrubs. Block paved driveway providing parking for 3 cars and access to barn. Gated access to rear. External lights. Electric car charging point (by separate negotiation).

### Rear Garden

Laid to lawn with paved patio area and flower/shrub borders. External lights. Gated access to both sides. Cold water tap.

### Tandem Garage

29' 8" x 10' 7" (9.04m x 3.23m) Further gated access to shingle driveway providing further parking for three cars and leading to tandem garage. Gated access to rear garden. Double doors to front and two double glazed windows to side. Power and light connected. Personal door into rear garden.

### Barn

Wooden double doors to front with window and personal door to the side. Alarm sensor.

Separate utility area currently used for storage with space for tumble dryer. Door into rear garden. Covered log store and bin storage with storage area above.

PRELIMINARY DETAILS - NOT YET APPROVED AND  
MAY BE SUBJECT TO CHANGES



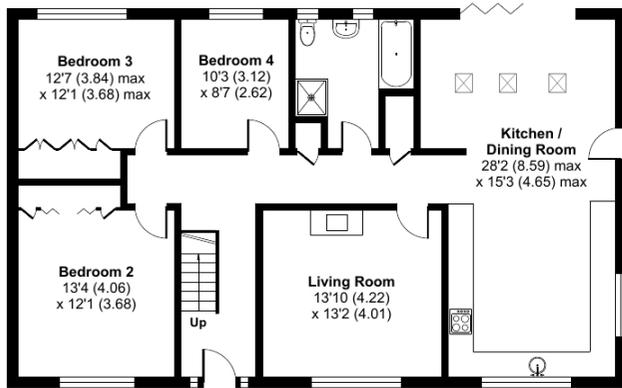


Approximate Area = 1780 sq ft / 165.3 sq m  
 Limited Use Area(s) = 71 sq ft / 6.6 sq m  
 Garage = 314 sq ft / 29.1 sq m  
 Outbuilding = 294 sq ft / 27.3 sq m  
 Total = 2459 sq ft / 228.3 sq m

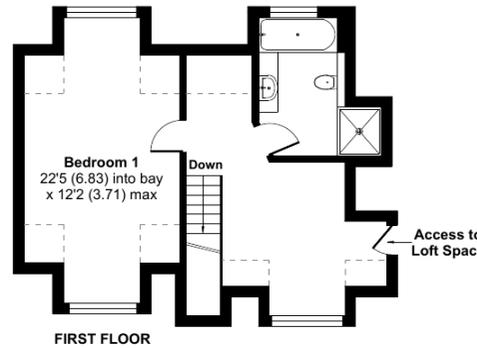
For identification only - Not to scale

Denotes restricted head height

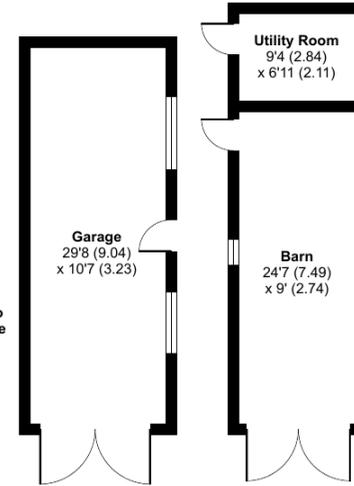
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 915223



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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