

Directions

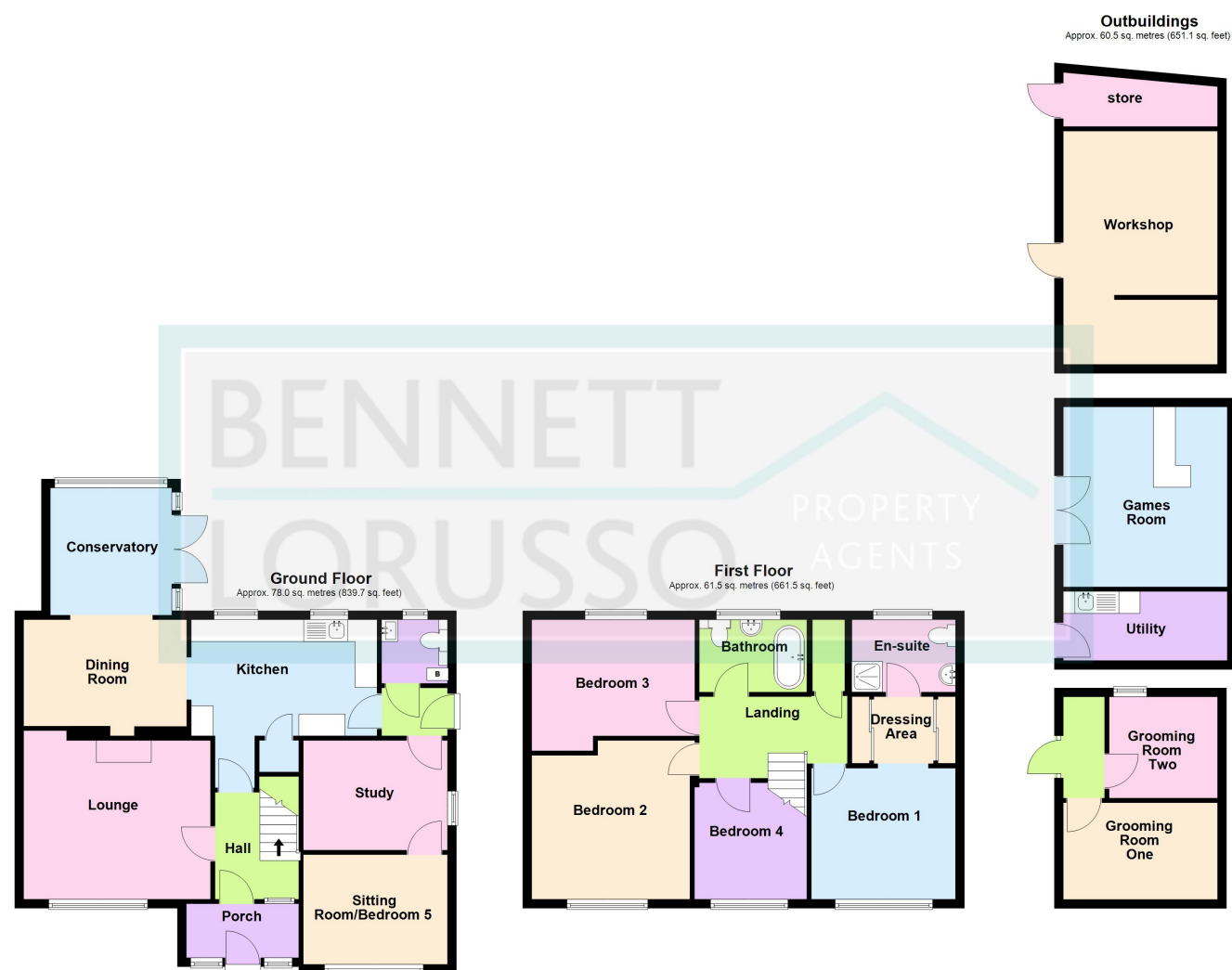
MK44 2JX.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will not be shared with any third party without the express consent of the customer.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars do not form part of any contract. Measurements are believed to be correct within 3 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Hill View, Church Road, Colmworth, Bedford. MK44 2JX.

£475,000

A substantially extended, four bedroom semi-detached village home, situated on a generously sized plot with ample parking and numerous outbuildings. This unique property offers extremely well maintained and versatile accommodation with loads of space for a large family, co-habiting or potentially running a small business. There are many highlights including five reception rooms, a contemporary style kitchen, cloakroom, two bathrooms, an open fireplace and oil fired radiator central heating as well as air conditioning and double glazing throughout. Outside there is a good sized, private rear garden, parking for around eight cars to the front and various outbuildings to the rear/side which could be used for business or leisure. Must be seen to be fully appreciated.



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
Tel: 01480 211777. www.bennettlorusso.co.uk

17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
Tel: 01480 211777. www.bennettlorusso.co.uk

Ground Floor

Entrance Porch UPVC Georgian style entrance door, courtesy light, cloaks area, ceramic tiled floor, double glazed full length window and door to:

Entrance Hall UPVC entrance door, laminate wood effect flooring, stairs to the first floor with cupboard and light under, radiator, central heating controls.

Cloakroom Two piece white suite comprising wash hand basin and wall hung WC with concealed cistern, double glazed window, oil fired boiler.

Living Room 4.23m x 3.65m (13' 11" x 12' 0") Feature functional fireplace with a Victorian style surround, laminate wood effect flooring, wall mounted Tv points, radiator and a double glazed window to the front.

Dining Room 3.70m x 2.48m (12' 2" x 8' 2") Granite tiled floor, radiator, feature recess with light, opening onto the kitchen and through to the:

Family Room/Sun Room 2.90m x 2.75m (9' 6" x 9' 0") Double glazed window and door to the rear garden, radiator, Granite tiled floor and a 'Warm' roof.

Kitchen 4.22m x 2.65m (13' 10" x 8' 8") Well fitted with a good range of contemporary base and wall units in a gloss white finish, integrated fridge/freezer, electric range style cooker with extractor hood over, plumbing for washing machine and space for tumble dryer, stainless steel sink and mixer tap, splashback tiling and Granite tiled floor, two double glazed windows to the rear.

Office 3.27m x 2.50m (10' 9" x 8' 2") Laminate wood effect flooring, fitted desk, radiator and an air conditioning unit, radiator, double glazed window to the side aspect and door to:

Sitting Room/Ground Floor Bedroom Five 3.27m x 2.50m (10' 9" x 8' 2") Double glazed window to the front, air con. unit, laminate wood effect flooring, wall mounted TV connections.

Side Lobby Granite tiled floor, double glazed stable door to the rear/side.

First Floor

Landing Two access points to the loft space which is part boarded, a large airing cupboard.

Bedroom One 3.60m x 3.48m (11' 10" x 11' 5") Double glazed window to the front, radiator, laminate wood effect flooring, access through to the dressing room with two double built-in wardrobes with mirrored sliding doors, door to:

En-suite Shower Room Three piece white suite incorporating a fully tiled shower enclosure with mixer shower, wash hand basin and WC, splashback tiling, heated towel rail, double glazed window.

Bedroom Two 3.30m x 3.0m (10' 10" x 9' 10") Double glazed window to the front, radiator, laminate wood effect flooring.

Bedroom Three 3.70m x 3.10m (12' 2" x 10' 2") Double glazed window to the rear, radiator, laminate wood effect flooring.

Bedroom Four 2.68m x 2.50m (8' 10" x 8' 2") Double glazed window to the front, radiator, laminate wood effect flooring, built-in cupboard.

Bathroom With a three piece white suite comprising a roll top bath with claw feet and central mixer tap shower attachment, wall mounted wash hand basin and wall hung WC with concealed cistern, fully tiled walls and floor, double glazed window, heated towel rail.

Outside

Frontage Enclosed and mainly paved with parking for up to eight cars, various plants and shrubs, lighting, double wooden gates to the front.

Large Garage/Workshop 5.50m x 3.47m (18' 1" x 11' 5") Sub-divided with power and lighting, two air conditioning units, water connection, a separate electric supply with a newly fitted consumer unit too, double glazed window, non-slip flooring.

Rear Garden Of a generous size, laid to lawn and private with part conifer screening, raised border beds, two large patios and further timber decking, tap and light, covered side access.

Outbuildings

Utility Room 3.73m x 1.58m (12' 3" x 5' 2") Stainless steel sink and fitted cupboards, plumbing for washing machine, tiled splashback and floor, extractor fan and consumer unit.

Bar Room/Garden Room 4.07m x 3.73m (13' 4" x 12' 3") Ceramic tiled floor, air conditioning, wall mounted TV connections, fitted storage, power and lighting, glazed roof and double doors on to the rear garden.

Workshop 5.32m x 3.45m (17' 5" x 11' 4") A large timber building with power and light, corrugated roof and concrete floor, door to the rear garden.

Storage Shed 3.58m x 1.53m max (11' 9" x 5' 0") Of timber construction with lighting.

Notes Freehold.
Council tax band D with Bedford Borough Council.
Much of the furniture & fittings are available for purchase.
Newly fitted consumer unit and electrical testing.
Starlink broadband with speeds of @ 200mbps.
Very good reception for EE mobile.



EPC

