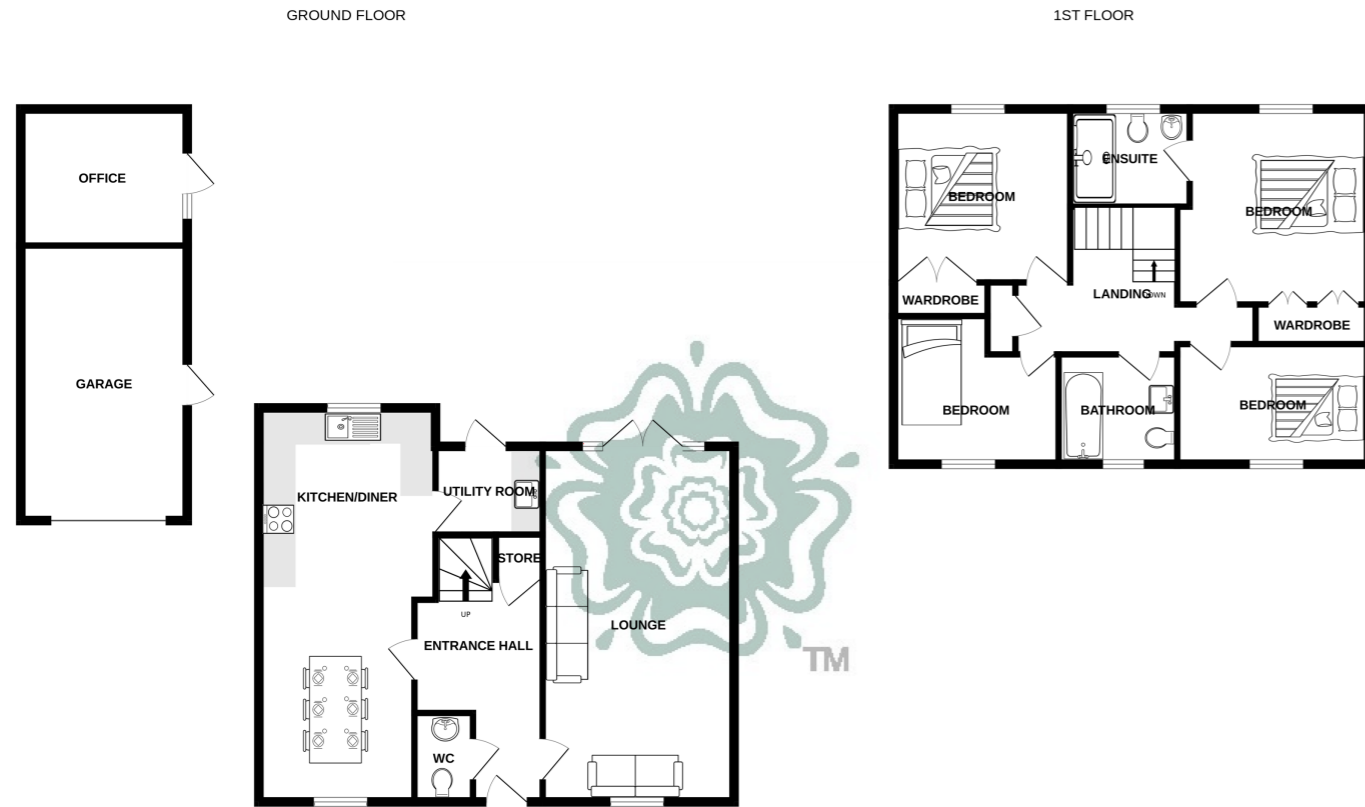


Floor Plans



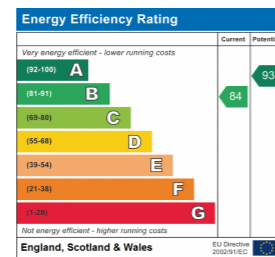
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1, The Coppice

Silsoe, Bedfordshire,
MK45 4GU
£535,000

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 | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: ampthill@country-properties.co.uk
www.country-properties.co.uk



A truly stunning four bedroom family residence situated on a superb plot with the added advantage of open fields and countryside just a stones throw away, being offered with no onward chain.

- Beautifully appointed kitchen/dining room.
- 22ft lounge with full length bespoke display unit.
- Cloakroom and family bathroom.
- Master bedroom with ensuite.
- Three further bedrooms.
- Single garage and off-road parking to both sides of the property.

Ground Floor

Entrance Hall

Entrance door to the front, stairs rising to first floor, under stairs cupboard, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, radiator.

Lounge

21' 4" x 11' 9" (6.50m x 3.58m) Double glazed French doors to the rear, built-in book shelf and units with TV cabinet and down-lighting, dark oak laminate flooring, double glazed window to the front, radiator.

Kitchen/Dining Room

24' 2" x 10' 4" (7.37m x 3.15m) A range of base and wall mounted units with quartz work surfaces over, 1.5 basin stainless steel sink and drainer, split-level double oven, electric hob with extractor fan over, integrated fridge freezer and dishwasher, double glazed windows to the front and rear, radiator.

Utility

A range of base and wall mounted units, 1.5 basin stainless steel sink and drainer, door to the rear, radiator.

First Floor

Landing

Access to loft, airing cupboard with shelving.

Bedroom One

12' 1" x 11' 0" (3.68m x 3.35m) 'His and Hers' fitted wardrobes, double glazed window to the rear, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, double glazed window to the rear.

Bedroom Two

10' 8" x 10' 6" (3.25m x 3.20m) Double wardrobes with built-in shelving, double glazed window to the rear, radiator.

Bedroom Three

12' 2" x 8' 3" (3.71m x 2.51m) Double glazed window to the front, radiator.

Bedroom Four

10' 0" x 8' 3" > 6' 9" (3.05m x 2.51m > 2.06m) Double glazed window to the front, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, heated towel rail, double glazed window to the front.

Outside

Front Garden

Two lawn areas with shrubs and flower borders.

Rear Garden

Landscaped rear garden with lawn area and wooden decked seating area with pergola over, good size patio area, access to study at the rear of the garage.

Study

9' 3" x 8' 6" (2.82m x 2.59m) Double glazed French doors, slate flooring, roof light window, radiator.

Garage

17' 0" x 10' 0" (5.18m x 3.05m) Electric door, power and light, loft storage.

Parking

Double driveway providing off-road parking to both sides of the property.

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.

Please note that this property is no longer furnished.

