



Whinnetts Way

Pulloxhill,
Bedfordshire, MK45 5EX
Guide Price £500,000

country
properties

Set within a popular village, this detached family home offers well proportioned accommodation including a spacious 22ft living room with feature fireplace and two sets of patio doors accessing both the rear garden and conservatory. There is a separate dining room, fitted kitchen with breakfast bar area for informal dining and cloakroom/WC.

There are four double bedrooms to the first floor (all with fitted wardrobes) plus a shower room. Off road parking is provided via the block paved driveway leading to a 39ft tandem garage. Commuter links are available via Flitwick's mainline rail station providing a direct service to St Pancras International (2.3 miles), the A6 (1.9 miles) and J12 of the M1 (4.6 miles). EPC Rating: E.

- Village location
- 22ft living room with patio door to conservatory
- Separate dining room
- Fitted kitchen
- Ground floor cloakroom/WC
- Four double bedrooms (all with fitted wardrobes)
- First floor shower room
- Enclosed rear garden
- Block paved driveway
- Tandem garage



GROUND FLOOR

ENTRANCE LOBBY

Accessed via opaque double glazed front entrance door. Wood effect flooring. Part glazed door to:

ENTRANCE HALL

Stairs to first floor landing. Wall mounted storage heater. Wood effect flooring. Doors to living room, dining room, cloakroom/WC and to:

KITCHEN

Double glazed window to front aspect. Part opaque double glazed door to side aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Space for washing machine, fridge/freezer and cooker (with extractor over). Breakfast bar. Wall mounted electric heater. Storage cupboard.

DINING ROOM

Double glazed window to front aspect. Wall mounted storage heater. Wood effect flooring. Built-in under stairs storage cupboard.

LIVING ROOM

Two sets of double glazed sliding patio doors, one leading to rear garden and another to conservatory. Feature fireplace surround housing electric fire. Two wall mounted storage heaters.

CONSERVATORY

UPVC double glazed windows and French doors to rear garden. Power and light. Floor tiling.

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Electric heated towel rail.

FIRST FLOOR

LANDING

Hatch to loft. Built-in airing cupboard. Doors to all bedrooms and shower room.

BEDROOM 1

Double glazed window to rear aspect. Built-in wardrobe with mirrored sliding doors. Wall mounted storage heater.



BEDROOM 2

Double glazed window to rear aspect. Built-in wardrobe with mirrored sliding doors. Wall mounted storage heater.

BEDROOM 3

Double glazed window to front aspect. Built-in wardrobe. Wall mounted storage heater.

BEDROOM 4

Double glazed window to front aspect. Built-in wardrobe. Wall mounted storage heater.

SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Walk-in shower with wall mounted shower unit, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall tiling. Extractor. Wall mounted electric heater. Electric heated towel rail. Tile effect flooring.

OUTSIDE

FRONT GARDEN

Part laid to block paving and artificial lawn. Various shrubs. Outside light. Part enclosed by low level walling. Gated side access.



REAR GARDEN

Paved patio area leading to lawn with inset paved circle. Shrub borders. Outside light and cold water tap. Tiered seating area at rear, laid to slate chippings. Enclosed by fencing and hedging.

TANDEM GARAGE

Electric roller door. Window to rear aspect. Part opaque double glazed courtesy door to rear garden. Power and light.

OFF ROAD PARKING

Block paved driveway providing off road parking.

Current Council Tax Band: F.

WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

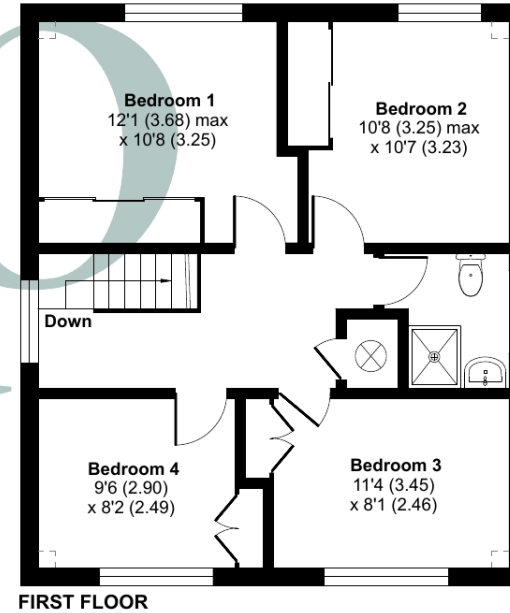
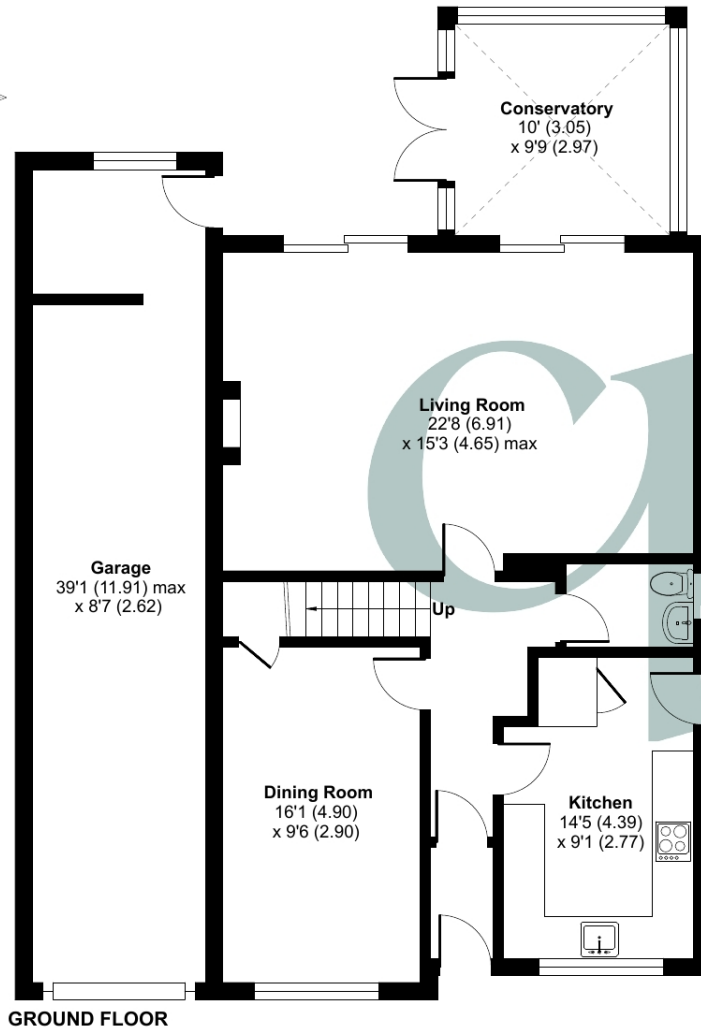
Details of the solicitor/conveyancer acting for you in your purchase.

A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.

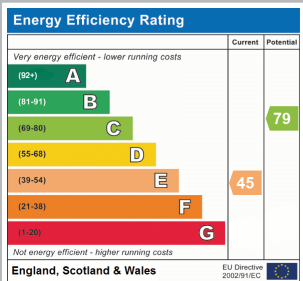






Approximate Area = 1489 sq ft / 138.3 sq m
 Limited Use Area(s) = 3 sq ft / 0.2 sq m
 Garage = 326 sq ft / 30.2 sq m
 Total = 1818 sq ft / 168.7 sq m

For identification only - Not to scale



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

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