



Centenary Place, Blunham, Bedford MK44 3FA





3 Bedroom Detached House

Offers in Excess of £400,000 Freehold

This spacious home is presented in show home condition, offering large bedrooms, ensuite to master, a generous easterly facing garden, and a 21ft detached garage with parking to the front. This immaculate property was built in 2019 by Abbey Homes and still has a 5-year NHBC warranty.

- Show home condition
- Ensuite to master
- Fantastic plot - not overlooked
- Desirable village location
- Ample storage throughout
- 21ft detached garage
- Driveway for two cars
- Service charge approx. £180 per annum
- EPC rating B. Council tax band E.

General Description:**Ground Floor:****Entrance Hall:**

Composite front door. Carpet flooring. Stairs to the first floor with storage under. Doors to cloakroom, living room, and kitchen diner. Radiator.

Cloakroom:

Vinyl flooring. Hand wash basin. Low level w/c. Extractor fan.

Living Room:

Abt. 10' 0" x 17' 5" (3.05m x 5.31m) UPVC double-glazed window to front. Carpet flooring. Radiator.

Kitchen/Diner:

Abt. 16' 5" x 10' 10" (5.00m x 3.30m) Contemporary matching wall and base units with complimentary worktops. Integrated full-sized Zanussi dishwasher, Zanussi washing machine, and Electrolux fridge/freezer. Gas hob with extractor hood over and Electrolux electric oven. Stainless steel sink and drainer with mixer tap over. UPVC double-glazed window over the sink. Vinyl flooring. UPVC double-glazed patio doors into the garden. Radiator. Gas combi boiler serviced annually.

First Floor:**Landing:**

Doors to bedrooms and family bathroom. Storage cupboard. Loft access – partly boarded. Radiator.

Master Bedroom:

Abt. 9' 8" x 14' 1" (2.95m x 4.29m) UPVC double-glazed window to rear. Carpet flooring. Radiator. Door to ensuite;

En-suite:

Shower cubicle, tiled wall to ceiling. Handwash basin with vanity storage cupboard and tiled splashback. Low level w/c. Chrome heated towel rail. Extractor fan. Vinyl flooring.

Bedroom Two:

Abt. 9' 8" x 10' 11" (2.95m x 3.33m) UPVC double-glazed window to front. Carpet flooring. Radiator.

Bedroom Three:

Abt. 6' 8" x 10' 8" (2.03m x 3.25m) UPVC double-glazed window to rear. Carpet flooring. Radiator.

Family Bathroom:

Bath with shower over and handheld shower, tiled wall to ceiling. Handwash basin with tiled splash back. Low level w/c. Chrome heated towel rail. Obscured UPVC double-glazed window. Vinyl flooring. Extractor fan.

Outside:**Garden:**

The rear garden faces east and is mostly laid to lawn with patio seating areas. Gated side access. Side door to garage. Outside tap.

Garage:

Abt. 9' 6" x 21' 0" (2.90m x 6.40m) Electricity and lighting. Up and over door. Driveway in front for two cars.

Location:

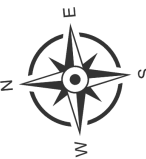
This lovely family home is situated in one of Bedfordshire's most sought-after villages, offering the lovely The Horseshoes pub, convenience shop, pizza takeaway, a 'Good' Ofsted Rated Primary School, and the highly regarded Harpers Nursery.

Blunham is a quiet and safe village with easy access to the river Ivel, lovely countryside walks, and access to the Cycleway that leads to the Danish Camp at Willington and onto Milton Keynes. Sandy train station is only 3.6 miles away with trains to London Kings Cross in about 50 minutes.





These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



Approx Gross Internal Area
108 sq m / 1158 sq ft



Ground Floor
Approx 44 sq m / 476 sq ft

First Floor
Approx 45 sq m / 483 sq ft

Garage
Approx 19 sq m / 199 sq ft

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