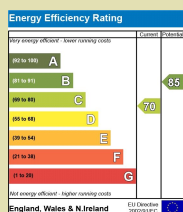
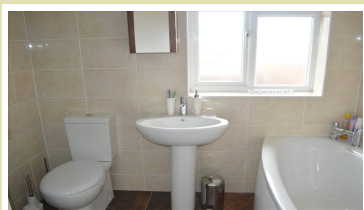




GAIA CRESCENT BOULEVARD, BEDFORDSHIRE SG9 8JY
TOTAL APPROX. FLOOR AREA 1076 SQ/FT (9975 SQ.M.)

(While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The 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 is given that their operability or efficiency can be guaranteed.)



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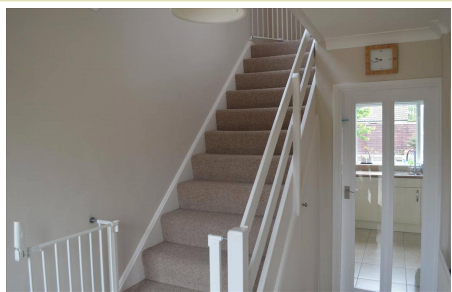


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Well Maintained And Modernised Three Bedroom Semi-Detached Home With Detached Garage And Driveway Parking. Close To Main Line Station And Town Centre Amenities.

- Lounge
- Modern Fitted Kitchen/Dining Room
- Three Bedrooms
- Modern Fitted Bathroom

- Detached Timber Frame Garage
- Brick Outbuilding/Store
- Ample Driveway Parking
- Enclosed Rear Garden

Ground Floor

Entrance Hall Timber effect entrance door with inset opaque double glazed panels. Full height double glazed panel to side. Radiator. Wood effect flooring. Small cupboard housing electric meter and fuse box. Ceiling coving. Phone point. Stairs to first floor with storage cupboard under and doors to:

Lounge 12' 8" x 12' 8" (3.86m x 3.86m)

Upvc double glazed window to front. Fireplace with tile and wood surround and stone hearth with inset gas fire. Two book shelves to side of chimney breast. Wood effect flooring. Double panel radiator. Two TV points.

Kitchen/Dining Room 19' 2" x 10' 7" max (5.84m x 3.23m)

Upvc double glazed window and french doors to rear. Series of modern wall and base units with matching work surfaces and tiled splashbacks incorporating one and half stainless steel bowl and drainer with mixer tap over, inset five ring gas hob with glass and stainless steel extractor over, integrated double oven, fridge freezer, dishwasher, deep pan drawers and full height pull out larder cupboard. Further series of matching built in units incorporating cupboards with book and display shelving over and wine rack.

Dining area.

Ceramic tiled floor with underfloor heating. Ceiling spotlights and coving. Radiator.

First Floor

Landing Stairs to first floor landing with upvc double glazed window to side. Airing cupboard housing wall mounted gas central heating boiler and lattice shelving. Access via pull down ladder to part boarded loft. Doors to:

Bedroom One 11' 10" x 10' 11" (3.61m x 3.33m)

Upvc double glazed window to front. Thermostat controlled radiator. Built in double wardrobe.

Bedroom Two 11' 3" x 9' 5" (3.43m x 2.87m)

Upvc double glazed window to rear. Wood effect flooring. Built in single wardrobe. Thermostat controlled radiator.

Bedroom Three 8' 10" x 8' max (2.69m x 2.44m)

Upvc double glazed window to front. Thermostat controlled radiator. Built in storage cupboard.

Bathroom 7' 9" x 5' 5" (2.36m x 1.65m)

Frosted upvc double glazed window to rear. Modern white three piece suite comprising of oval shaped panel bath with corner mixer tap, separate shower over with curtain, pedestal hand wash basin and low level WC. Ladder style chrome radiator/towel rail. Ceramic tiled floor with under floor heating. Ceiling spotlights and extractor fan. Fully tiled walls.