



Brayes Manor

Stotfold,
Bedfordshire, SG5 4DW
£500,000

country
properties

This 3 bedroom semi-detached home is offered to the market in pristine condition and has been tastefully updated by the current owners including a new kitchen, bathroom and re-decoration throughout. Externally, the property benefits from ample off road parking and a generously sized rear garden. Nested in a quiet cul-de-sac nearby Stotfold's with well regarded schooling, amenities, and the popular Watermill and Nature Reserve.

- 22ft Kitchen breakfast room, newly updated in 2021
- Walking distance to well regarded schools
- Redecorated throughout - Just move in
- Cul de sac location
- New Electrics in 2021
- Large, low maintenance garden
- 21ft (Max) Living room
- CHAIN FREE - A MUST VIEW !

INTERNAL

GROUND FLOOR

Entrance Hall

Wood effect vinyl flooring. Carpeted stairs leading to first floor with two understairs storage cupboards. Vertical radiator. Obscure glazed window to side. Doors onto Kitchen, Living Room, Study and Cloakroom.

Kitchen / Breakfast Room

22' 6" x 11' 6" (6.85m x 3.50m) A range of wall and base units with ample roll edge worksurfaces over. Inset one and half bowl stainless steel sink and drainer unit with swan neck mixer tap over. Integrated eye level oven and integrated microwave above. Inset electric hob with stainless steel extractor hood over. Glass splashback. Space for fridge/freezer. Spotlights. Tiled effect vinyl flooring. Dual aspect windows to front and side and patio doors to side. Two radiators. Loft hatch.

Living Room

21' 0" x 10' 10" (6.41m x 3.30m) Double glazed sliding patio doors onto rear garden. Fitted carpet. Two vertical radiators. Spotlights. Archway onto Dining room.

Dining Room

10' 2" x 8' 11" (3.10m x 2.72m) Double glazed window to rear aspect. Wood effect flooring. Radiator.

Study

10' 9" x 5' 9" (3.27m x 1.74m) Window to side aspect. Wood effect vinyl flooring. Radiator.



Cloakroom

Low level WC and pedestal wash hand basin. Part tiled walls. Ceramic tiled floor. Obscure double glazed window to side.

FIRST FLOOR

Landing

Doors to all bedrooms and bathroom. Loft access.

Bedroom One

11' 6" x 10' 11" (3.50m x 3.32m) Double glazed window to rear aspect. Wood effect vinyl flooring. Radiator.

Bedroom Two

10' 10" x 9' 3" (3.30m x 2.82m) Double glazed window to rear aspect. Wood effect vinyl flooring. Radiator.

Bedroom Three

8' 3" x 8' 0" (2.51m x 2.43m) Double glazed window to front aspect. Wood effect vinyl flooring. Radiator.

Bathroom

Fully tiled bathroom with suite comprising vanity wash hand basin, low level WC and bath tub with tiled panels, mixer tap, shower over and glass shower screen to side. Wall mounted mirrored bathroom cabinet. Heated towel rail. Obscure double glazed window to front. Airing cupboard.

OUTSIDE

Front Garden

Block paved driveway and shingled area to front of the property providing off road parking for up to four cars. Mature hedging and trees. External water tap. Grassed lawn area and foot path leading to entrance door and to gated access to rear garden.

Rear Garden

Enclosed by timber fencing and mainly laid to lawn, with paved patio area and raised flower and shrub beds. Further patio area and raised patio to rear with garden shed to remain. External water tap. Gated side and rear access.

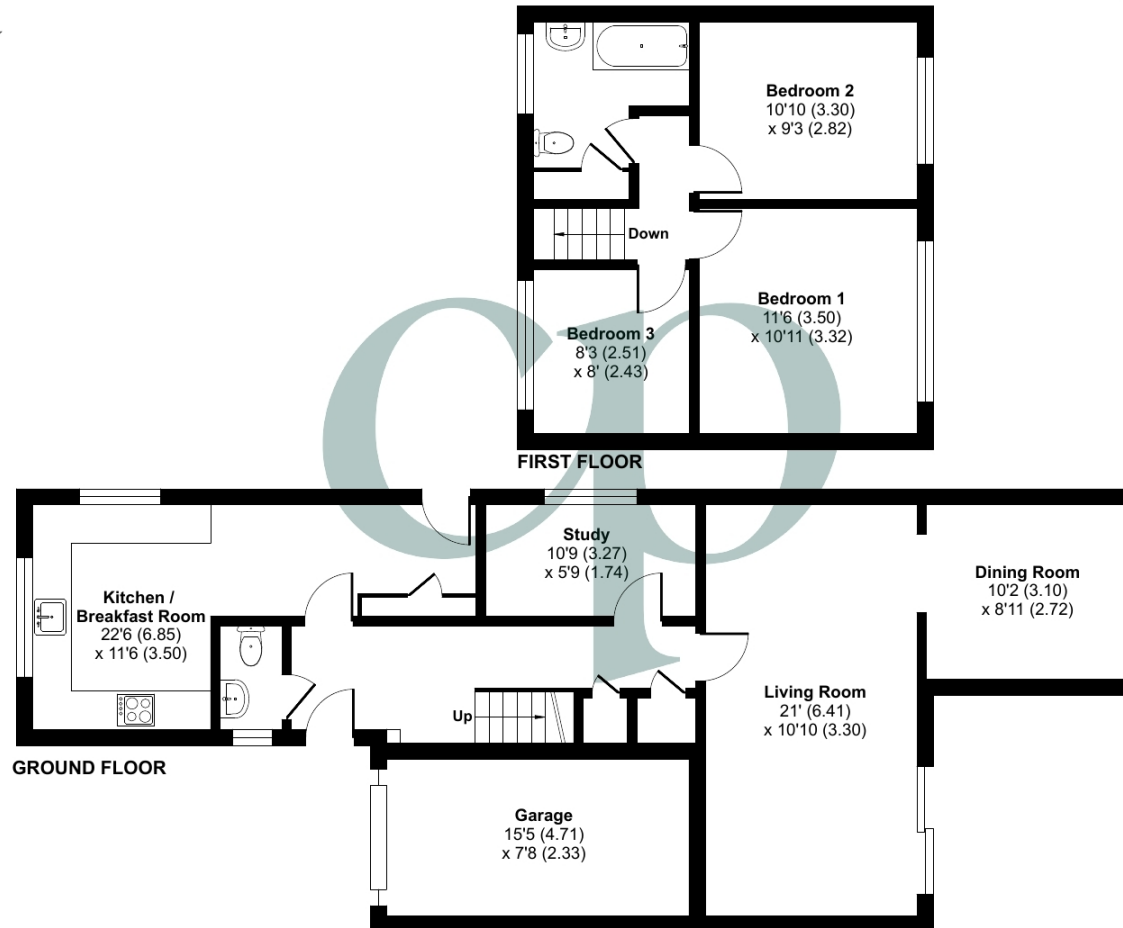
Garage

15' 5" x 7' 8" (4.71m x 2.33m) Single garage with up and over door. Power and light.



Approximate Area = 1141 sq ft / 105.9 sq m (excludes garage)

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	68	81
	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Country Properties. REF: 1315015

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, Arlesey Road | SG5 4HA

T: 01462 834022 | E: stotfold@country-properties.co.uk

www.country-properties.co.uk

country
properties