



Maple Close

Pulloxhill,
Bedfordshire, MK45 5EF

Guide Price **£375,000**

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This well-presented semi detached home offers contemporary styling throughout to include a modern fitted kitchen/breakfast room with a range of integrated appliances (as stated), living room with French doors to rear, and cloakroom/WC. There are three bedrooms on the first floor, along with a family bathroom. Enjoying a south-easterly aspect, the enclosed rear garden also features a versatile outbuilding (garden room or home office perhaps?) and parking is provided at the rear of the property. Set within a popular village development with direct access to Centenary Wood, the property is also within just 2 miles of Flitwick's mainline rail station providing a direct service to St Pancras International. EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed inserts and canopy porch over. Stairs to first floor landing. Radiator. Wood effect flooring. Built-in under stairs storage cupboard (with space and plumbing for washing machine). Doorway to kitchen/breakfast room. Door to:

CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap. Radiator. Extractor. Wood effect flooring.

KITCHEN/BREAKFAST ROOM

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap and ceramic hob with extractor over, extending to create a peninsula breakfast bar. Built-in oven and microwave. Integrated dishwasher and fridge/freezer. Cupboard housing gas fired boiler. Wall and floor tiling. Radiator. Open access to:

LIVING ROOM

Double glazed French doors to rear aspect with matching sidelights and top openers. Wood effect flooring.

FIRST FLOOR

LANDING

Built-in storage cupboard, plus airing cupboard housing water tank. Radiator. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Radiator. Built-in double wardrobe.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BEDROOM 3

Double glazed window to rear aspect. Radiator.



FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap and wall mounted shower over, close coupled WC and wash hand basin with mixer tap and drawer unit beneath. Wall and floor tiling. Heated towel rail. Extractor.

OUTSIDE

FRONT GARDEN

Stepped pathway leading to front entrance door. Canopy porch incorporating storage area. Outside light. Pathway leading to gated side access to rear garden.

REAR GARDEN

South-easterly aspect. Immediately to the rear of the property is a paved patio seating area with steps up to raised garden area. Enclosed by timber fencing with gated side access.

GARDEN ROOM/OFFICE

Double glazed French doors and window. Recessed spotlighting to ceiling. Wall mounted fuse box. Bar area. Wood effect flooring.

OFF ROAD PARKING

Hard standing to rear of property providing off road parking for a small vehicle.

Current Council Tax Band: C.



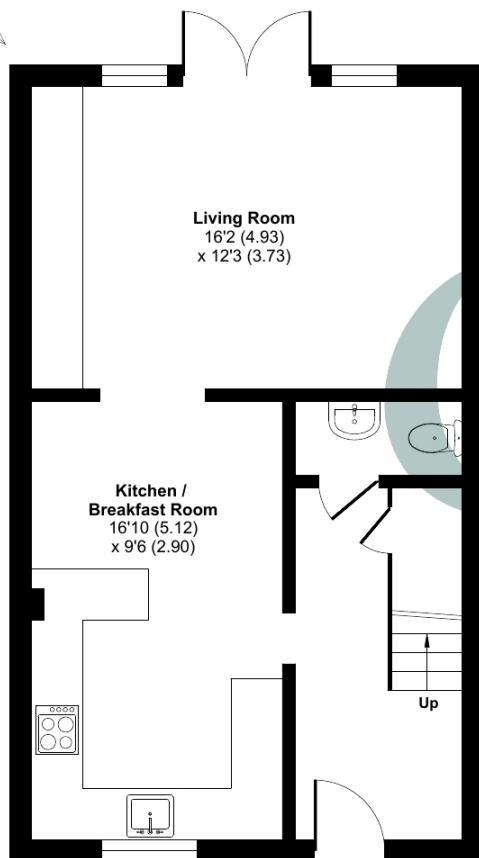


Approximate Area = 952 sq ft / 88.4 sq m

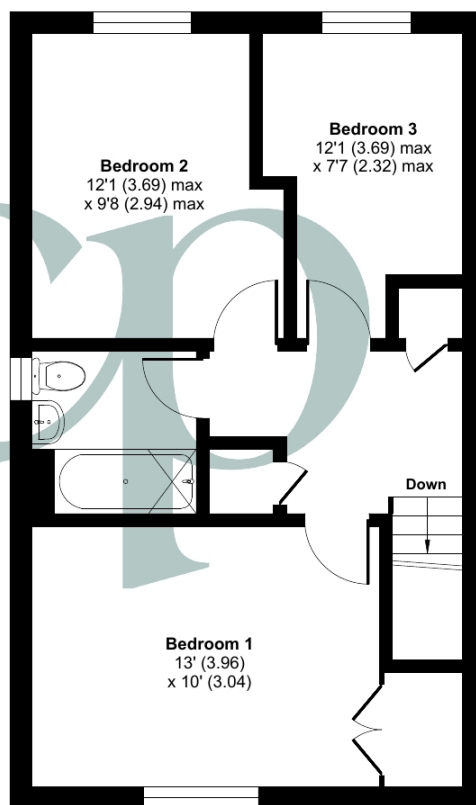
Outbuilding = 134 sq ft / 12.4 sq m

Total = 1086 sq ft / 100.8 sq m

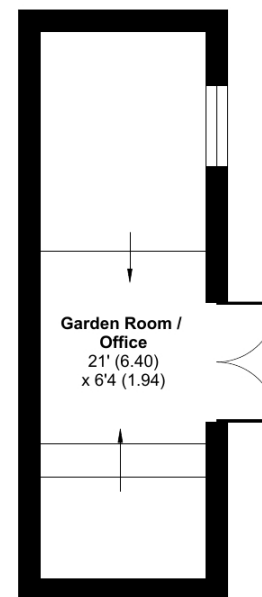
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	75	80		
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				
EU Directive 2002/91/EC				



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Country Properties. REF: 1365030

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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