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COUNTRY PROPERTIES
PART OF HUNTERS

Sunny Bank, Old Main Road

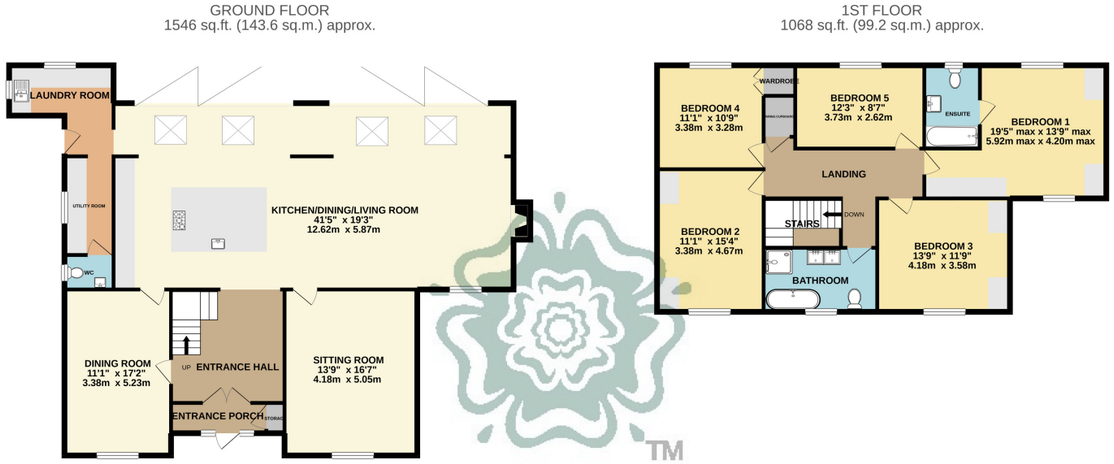
Haynes West End , Bedfordshire,
MK45 3QS
Offers in Excess of £900,000

COUNTRY PROPERTIES
PART OF HUNTERS

A substantial five bedroom home set in the hamlet of Haynes West End with great commuter access and just under an acre of land plus stables with the benefit of previously accepted planning permission.

- High specification kitchen and utility areas with Miele appliances.
- Great access to commuter links.
- Five double bedrooms with master ensuite.
- Two sets of 6 panel bi-fold doors opening onto garden creating seamless indoor/outdoor living.
- Low maintenance external Monocouche render.
- Stables located at the top of the garden which have previously had a planning application accepted for conversion.

Floor Plans



TOTAL FLOOR AREA : 2614 sq.ft. (242.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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 as to their operability or efficiency can be given.
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Ground Floor

Entrance Porch

Glass entrance door with full length windows to both sides, coats cupboard, glass double doors into:

Entrance Hall

Stairs rising to the first floor with under stairs storage, resin flooring, two full height flat panel radiators.

Dining Room

17' 2" x 11' 1" (5.23m x 3.38m) Double glazed window to the front, radiator, resin flooring.

Sitting Room

16' 7" x 13' 9" (5.05m x 4.19m) Wall mounted units, double glazed window to the front, radiator, resin flooring.

Kitchen/Dining/Living Room

41' 5" x 19' 3" (12.62m x 5.87m) A range of white full height units with a large central island with quartz work surfaces and various integrated Miele appliances including: microwave/steamer, self cleaning oven, coffee machine, two warming trays, full height fridge, full height 'no frost' freezer, dishwasher, gas hob and extractor. There is an inset stainless steel sink in the central island with a Quooker tap, remote controlled Velux windows plus two sets of 6 panel bi-folding doors opening to the rear garden and a Stovax log burner in the living area, also six full height flat panel radiators.

Utility/Laundry Room

A range of base and wall mounted units with quartz work surfaces, stainless steel 1.5 basin sink and drainer, integrated Miele wine chiller, space and plumbing for washing machine and tumble dryer, gas boiler, double glazed windows to the side and rear, radiator.

Cloakroom

A suite comprising of a low level WC, wall mounted vanity unit wash hand basin, porcelain tiles, heated towel rail, double glazed window to the side.

First Floor

Landing

Access to part boarded loft with pull-down ladder, airing cupboard housing pressurised hot water tank, radiator.

Bedroom One

19' 5" x 13' 9" max. (5.92m x 4.19m) Fitted wardrobes and units, double glazed windows to the front and rear with fitted blinds, radiator.

Ensuite

A suite comprising of a panelled bath with rainfall shower over, wall mounted vanity unit wash hand basin, low level WC, porcelain tiling, heated towel rail, double glazed window to the rear with fitted blinds.

Bedroom Two

15' 4" x 11' 1" (4.67m x 3.38m) Fitted wardrobes, double glazed window to the front with fitted blinds, radiator.

Bedroom Three

13' 9" x 11' 9" (4.19m x 3.58m) Fitted wardrobes, double glazed window to the front with fitted blinds, radiator.

Bedroom Four

11' 1" x 10' 9" (3.38m x 3.28m) Built-in storage cupboard, double glazed window to the rear, radiator.

Bedroom Five

12' 3" x 8' 7" (3.73m x 2.62m) Wall mounted storage units, double glazed window to the rear, radiator.

Bathroom

A Duravit suite comprising of a panelled bath, separate shower cubicle with rainfall shower, wall mounted vanity unit twin wash hand basins, fully tiled, heated towel rail, double glazed window to the front.

Outside

Front Garden

Shaped lawns, hedge borders and a mature tree, LPG tank, access to the rear.

Rear Garden

A substantial landscaped garden of just under an acre, mainly laid to lawn, composite decking and patio seating area, hedge borders and mature trees, stables to the rear of the garden with previously accepted planning permission.

Parking

A large gravelled driveway with parking for several vehicles.