



Maple Close

Pulloxhill,
Bedfordshire, MK45 5EF
£925,000

COUNTRY PROPERTIES
PART OF HUNTERS

Offering approx. 2568 sq.ft of accommodation, this detached family residence also features a generous rear garden of 83ft x 72ft (min), double garage with electric door and block paved driveway providing off road parking for several vehicles. The sizeable accommodation includes two separate receptions, with the 29ft (min) triple aspect living room having an impressive Inglenook style fireplace as its focal point, plus a separate dual aspect dining room. An open plan kitchen/breakfast/family room provides a more informal area for the family to eat, relax and entertain, there is also a useful utility and guest cloakroom/WC. All of the five double bedrooms benefit from fitted wardrobes, two of which also offer en-suite facilities, whilst a family bathroom with five piece suite completes the first floor accommodation.

EPC Rating: D.

- 29ft (min) triple aspect living room with Inglenook style fireplace
- Separate dual aspect dining room
- Kitchen/breakfast/family room with patio door to rear
- Useful utility plus guest cloakroom/WC
- Five double bedrooms (two with en-suite facilities)
- Four piece family bathroom
- 83ft x 72ft (approx.) rear garden
- Double garage and block paved driveway



LOCATION

The charming Mid Bedfordshire village of Pulloxhill has a public house, lower school and Norman Church as well as great countryside walks nearby. Maple Close is situated on the village outskirts and the adjoining parish of Flitton and Greenfield provides a village hall with recreation ground as well as further public houses/eateries. The property is within a 5 minute walk (0.2 miles) of Greenfield's highly regarded Lower School which has the Ofsted rating of 'Outstanding', whilst Bedford's private Harpur Trust schools are within 15 miles. Commuters are well served via the mainline rail station at nearby Flitwick (approx. 1.8 miles) which provides a rail service to London St Pancras within 40 minutes. The historic Georgian market town of Ampthill lies approx. 4 miles distant and offers a Waitrose supermarket, variety of restaurants, boutique style shops and parkland, whilst the city of Milton Keynes is within 20 miles.

GROUND FLOOR

RECEPTION HALL

Accessed via entrance door with double opaque glazed leaded light effect inserts and sidelight. Double glazed porthole style window to front aspect. Feature oak staircase leading to first floor landing with built-in storage cupboard beneath. Further storage cupboard (housing water softener). Part tiled/part Amtico Spacia flooring. Two radiators. Decorative cornice to ceiling. Dado rail. Doors to living room, dining room, kitchen/breakfast/family room and to:

GUEST CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and storage cupboard beneath. Wall and floor tiling. Cornice to ceiling with recessed spotlighting. Radiator.

LIVING ROOM

Triple aspect via walk-in bay with double glazed window to front, two double glazed windows to side and double glazed sliding patio door to rear. Feature Inglenook style fireplace with double glazed windows to front and rear aspects and fitted seating, housing living flame effect gas fire. Two radiators. Decorative cornice to ceiling. Dado rail.

DINING ROOM

Dual aspect via walk-in bay with double glazed window to front and double glazed window to side. Radiator. Decorative cornice to ceiling. Dado rail.

KITCHEN/BREAKFAST/FAMILY ROOM

Dual aspect via double glazed window to side and double glazed window and sliding patio door to rear. A range of base and wall mounted units with granite work surface areas incorporating 1½ bowl sink with mixer tap, extending to create a breakfast bar area. Wall tiling. Space for range style oven with extractor above. Integrated dishwasher and fridge/freezer. Part tiled/part Amtico Spacia flooring. Cornice to ceiling with recessed spotlighting. Two radiators. Open access to:

UTILITY ROOM

Base and wall mounted units with granite work surface area incorporating Belfast sink. Space for fridge/freezer, washing machine and tumble dryer. Cupboard housing gas fired boiler. Wall and floor tiling. Radiator. Cornice to ceiling with recessed spotlighting. Extractor. Opaque double glazed door to side aspect.

FIRST FLOOR

LANDING

Double glazed window to front aspect on half landing. Radiator. Decorative cornice to ceiling. Dado rail. Built-in airing cupboard housing water tank. Doors to all bedrooms and family bathroom.



BEDROOM 1

Double glazed window to rear aspect. A range of built-in wardrobes. Radiator. Cornice to ceiling. Door to:

EN-SUITE SHOWER ROOM (1)

Opaque double glazed window to side aspect. Four piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC, bidet and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Radiator. Shaver socket. Extractor. Cornice to ceiling with recessed spotlighting.

BEDROOM 2

Double glazed window to front aspect. Built-in wardrobes. Radiator. Cornice to ceiling. Door to:

EN-SUITE SHOWER ROOM (2)

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Radiator. Shaver socket. Cornice to ceiling. Extractor.

BEDROOM 3

Double glazed window to rear aspect. Built-in wardrobe. Radiator. Cornice to ceiling.

BEDROOM 4

Double glazed window to rear aspect. Built-in wardrobe. Radiator. Cornice to ceiling. Hatch to part boarded loft space with pull-down ladder.

BEDROOM 5

Dual aspect via double glazed windows to front and side. Vaulted ceiling. Built-in wardrobe. Radiator.



FAMILY BATHROOM

Opaque double glazed window to front aspect. Four piece suite comprising: Bath with mixer tap, corner shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Radiator. Shaver socket. Extractor. Cornice to ceiling with recessed spotlighting.

OUTSIDE

REAR GARDEN

83' x 72' (25.30m x 21.95m) approx. plus side garden area. Immediately to the rear of the property is a paved patio seating area leading to lawn, both of which extend to the side of the property. Decorative paving at rear, interspersed with areas of artificial lawn and pebble 'stream' with decorative bridge, flanked by mature trees. Shrub borders. Brick-built barbecue. Outside lighting, power point and cold water tap. A range of useful outbuildings include timber garden shed, playhouse and large workshop/store.

DOUBLE GARAGE

Remote controlled electric up and over door. Window to rear aspect. Power and light. Eaves storage. Outside/security lighting.

OFF ROAD PARKING

Block paved driveway providing off road parking for several vehicles and access to double garage. Shrubs and hedging. Outside lighting. Gated access to either side of property leading to rear garden.

Current Council Tax Band: G.

WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;
Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).
ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.
Details of the solicitor/conveyancer acting for you in your purchase.

A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.

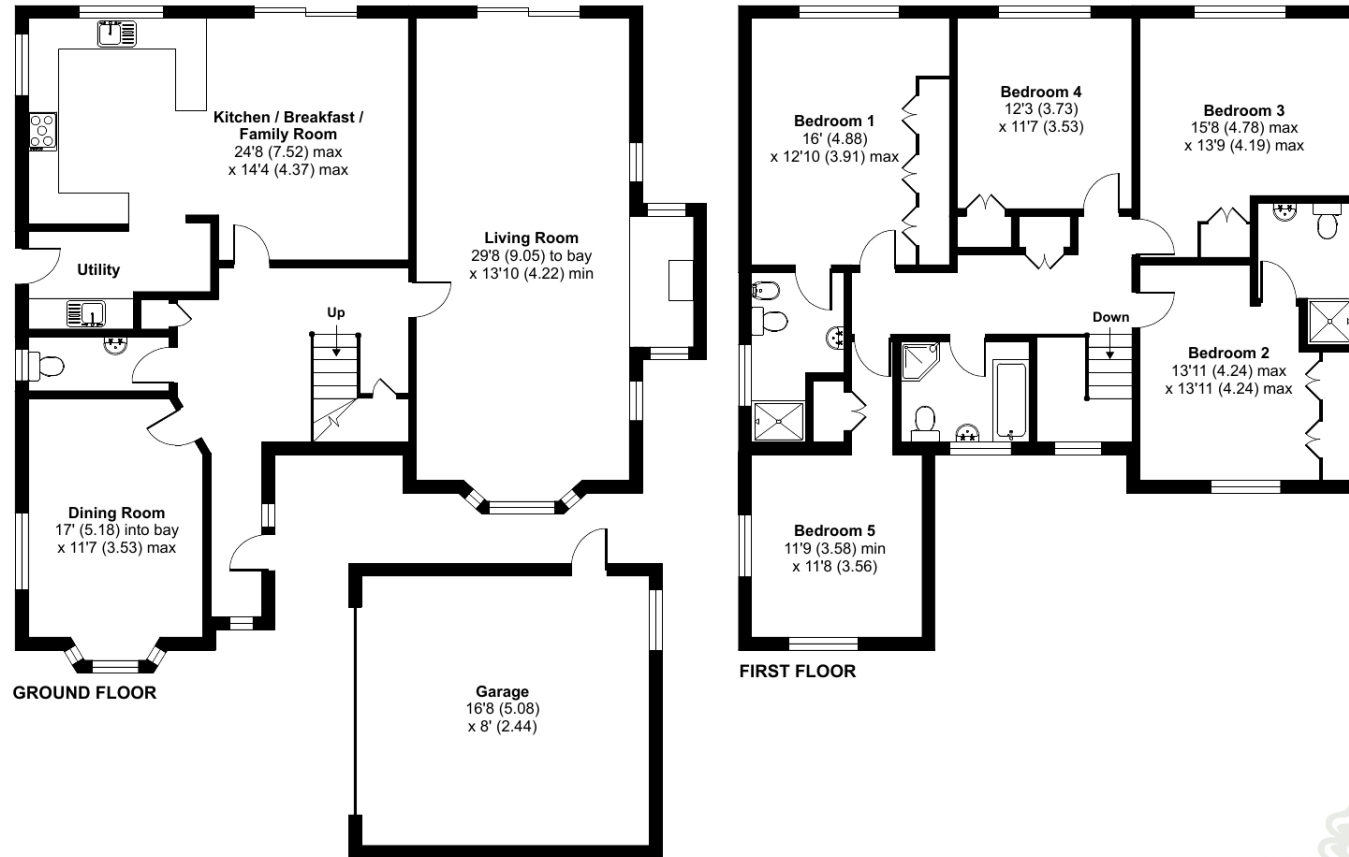




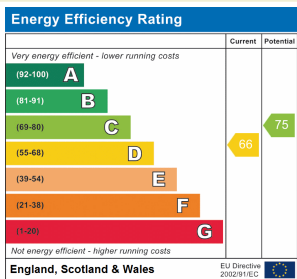


Approximate Area = 2568 sq ft / 238.5 sq m
 Garage = 327 sq ft / 30.3 sq m
 Total = 2895 sq ft / 268.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2022. Produced for Country Properties. REF: 913288



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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