



Bradshaw Close

Westoning,
Bedfordshire, MK45 5ET
£550,000

country
properties

Tucked away in a village close, this detached chalet style home offers well proportioned accommodation. The dual aspect living room with attractive feature fireplace is open plan to the dining room, which in turn leads via French doors to conservatory, combining to create versatile space for relaxing, dining and entertaining. The fitted kitchen includes a range of appliances (as stated) and further space for informal dining, with courtesy door to the garage/utility. There are three bedrooms on the first floor (the third currently being utilised as a study and having a range of fitted office furniture), the principal bedroom has a spacious en-suite bathroom and there is a separate shower room. With various seating areas and an abundance of mature shrubs and trees, the wrap-around landscaped gardens enjoy a south-westerly aspect, whilst off road parking for approx. four vehicles is provided to the front of the property. EPC Rating: C.

- Dual aspect living room with feature fireplace
- Open plan dining room with French doors to conservatory
- Fitted kitchen/breakfast room
- Ground floor cloakroom/WC
- Three bedrooms (all with fitted storage)
- En-suite bathroom plus separate shower room
- Garage/utility
- Landscaped garden with south-westerly aspect



LOCATION

Westoning benefits from a joint post office and store on the High Street with a traditional butcher's shop opposite. Located next to the lower school, a children's park is fenced off from the rest of the recreation ground. The village has two churches, two public houses/restaurants and a social club. A garden centre with farm shop is located just within the boundary on the road to Flitwick. Commuters are well served by the mainline rail stations at nearby Flitwick and Harlington (approx. 1.5 and 2.6 miles respectively) with trains to St Pancras within 45 minutes. Junction 12 of the M1 is approx. 2.3 miles and London Luton International Airport is within 13.5 miles.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed leaded light effect inserts and canopy over. Radiator. Stairs to first floor landing. Recessed spotlighting to ceiling. Two built-in storage cupboards. Part glazed double doors to living room. Further doors to kitchen/breakfast room and to:

CLOAKROOM/WC

Opaque double glazed leaded light effect window to front aspect. Two piece suite comprising: Close coupled WC and pedestal wash hand basin with tiled splashback.

LIVING ROOM

Dual aspect via double glazed leaded light effect window to front and two double glazed leaded light effect windows to side. Feature fireplace housing gas coal effect fire, set on hearth with mantelpiece surround. Radiator. Wall light points. Open access to:

DINING ROOM

Double glazed leaded light effect window to rear aspect. Radiator. Wall light points. Double glazed leaded light effect French doors to:

CONSERVATORY

Double glazed windows and French doors to garden. Radiator. Tile effect flooring. Wall light points.

KITCHEN/BREAKFAST ROOM

Double glazed leaded light effect window and door to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Tiled splashbacks. Electric cooker with gas hob. Integrated dishwasher and refrigerator. Radiator. Tile effect flooring. Courtesy door to garage/utility.

FIRST FLOOR

LANDING

Skylight. Hatch to loft. Built-in airing cupboard. Doors to all bedrooms and shower room.



BEDROOM 1

Double glazed leaded light effect window to rear aspect. Radiator. Fitted wardrobes. Recessed spotlighting to ceiling. Door to:

EN-SUITE BATHROOM

Opaque double glazed leaded light effect window to rear aspect. Three piece suite comprising: Corner bath with mixer tap/shower attachment, close coupled WC and wash hand basin set into vanity unit with storage beneath. Two heated towel rails. Wall and floor tiling. Recessed spotlighting to ceiling.

BEDROOM 2

Double glazed leaded light effect window to front aspect. Radiator. Fitted wardrobes. Recessed spotlighting to ceiling.

BEDROOM 3

Double glazed leaded light effect window to front aspect. Radiator. Built-in wardrobe. A range of fitted office furniture including desk and shelving. Recessed spotlighting to ceiling.

SHOWER ROOM

Double glazed skylight. Three piece suite comprising: Walk-in shower, close coupled WC and pedestal wash hand basin. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.



OUTSIDE

LANDSCAPED GARDEN

South-westerly aspect. Paved seating areas connected by gravel pathways. Deep borders with a variety of mature trees and shrubs. Greenhouse. Garden shed. Cold water tap. Enclosed by timber fencing with gated side access.

GARAGE/UTILITY AREA

Opaque double glazed leaded light effect window and courtesy door to side aspect. Work surface area incorporating sink and drainer with mixer tap. Space for washing machine, tumble dryer, refrigerator and freezer. Radiator. Recessed spotlighting to ceiling with hatch to loft. Courtesy door to kitchen/breakfast room. Up and over door in situ (currently covered by boarding).

FRONTAGE/OFF ROAD PARKING

Block paved driveway with shared access for neighbouring property. Off road parking for approx. four vehicles, laid to gravel. Mature shrubs. Paved pathway leading to front entrance door.

Current Council Tax Band: E

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.

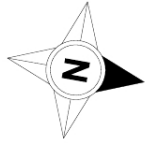
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



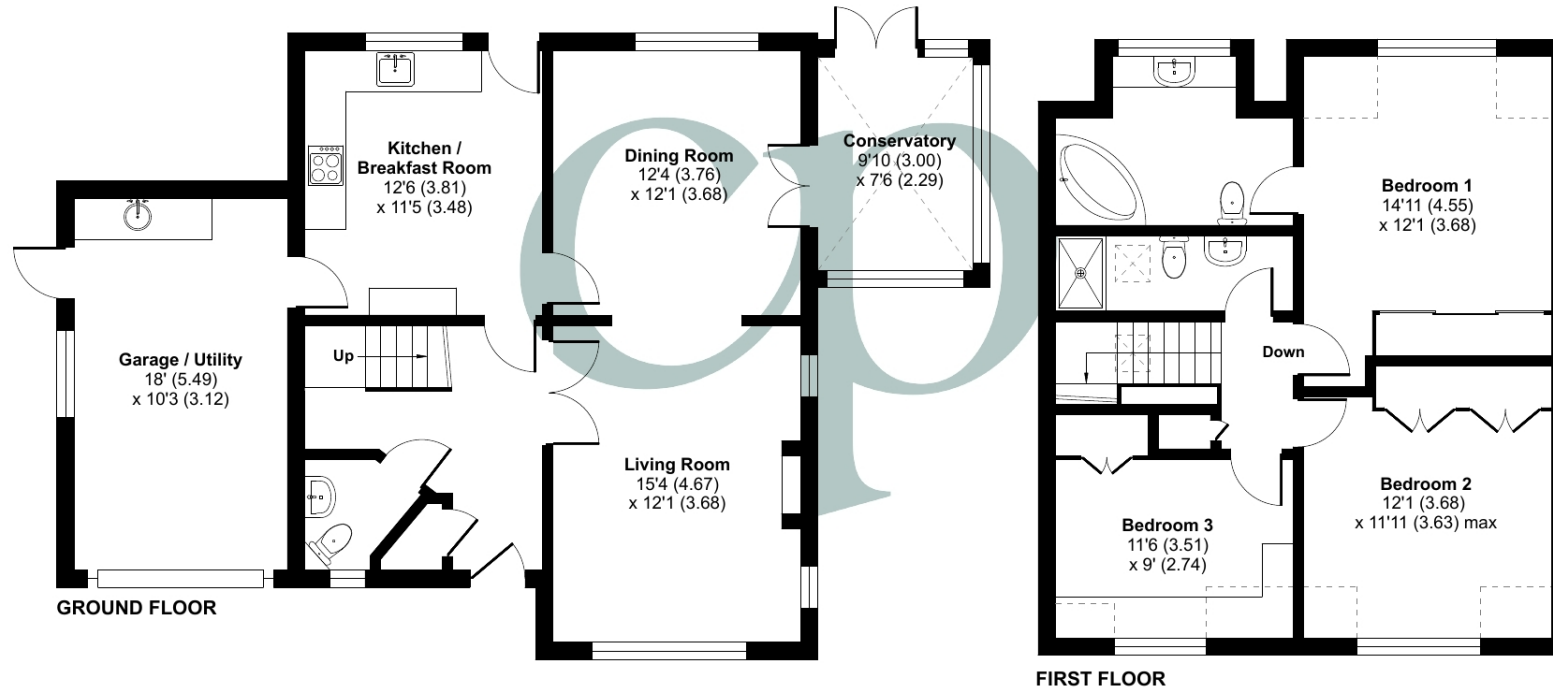


Approximate Area = 1340 sq ft / 124.4 sq m
 Limited Use Area(s) = 50 sq ft / 4.6 sq m
 Garage = 186 sq ft / 17.2 sq m
 Total = 1576 sq ft / 146.2 sq m

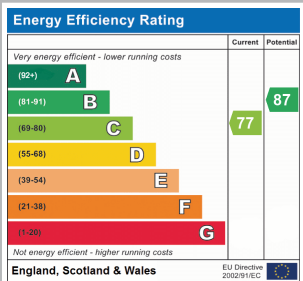
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Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1103118



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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