



Maple Close

Pulloxhill,
Bedfordshire, MK45 5EF
Guide Price £700,000

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properties

Tucked away in a desirable village cul-de-sac, this stunning detached family home offers a generous 1,638 sq.ft (approx.) of accommodation with annexe potential.

Both the 20'6" dual aspect living room with impressive Inglenook style open fireplace and the 22'1" kitchen/dining/family room provide direct access to the rear garden via French doors (great for entertaining), with the fitted kitchen incorporating a range of integrated appliances to enhance the sleek design. A further reception offers the versatility to use as a home office or games room and would also make a great annexe bed/sitting room, having the benefit of both an adjoining utility/kitchenette and shower room. A guest cloakroom/WC completes the ground floor accommodation. There are five bedrooms on the first floor, the principal with en-suite shower room, plus a modern bathroom with four piece suite. The attractive rear garden is laid to lawn with a tiered patio area and established shrubs, whilst the block paved frontage provides off road parking complete with electric vehicle charging point. EPC Rating: D.

- 1,638 sq.ft approx. of accommodation
- 20'6" dual aspect living room with Inglenook style open fireplace
- 22'1" kitchen/dining/family room with a range of integrated appliances
- Further reception with adjacent utility & shower room offering annexe potential
- Ground floor cloakroom/WC
- Five bedrooms (principal with en-suite shower room)
- Four piece family bathroom
- Block paved frontage providing off road parking (with EVCP)
- Established rear garden with attractive tiered patio area
- Desirable village cul-de-sac



LOCATION

The charming Mid Bedfordshire village of Pulloxhill has an impressive Norman Church, public house/restaurant and 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 (0.3 miles) of the highly regarded Lower School, 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 in as little as 41 mins. 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

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed inserts, sidelight and canopy porch over. Stairs to first floor landing. Coving to ceiling. Dado rail. Radiator. Doors to games room/potential annexe, kitchen/dining/family room, living room and to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: WC with concealed cistern and wash hand basin with mixer tap and tiled splashback. Heated towel rail.

LIVING ROOM

Dual aspect via double glazed window to front and double glazed French doors to rear with matching sidelights and top openers. Impressive Inglenook style open fireplace. Two radiators. Coving to ceiling. Picture rail. Part opaque glazed double doors to:

KITCHEN/DINING/FAMILY ROOM

Two double glazed windows and double glazed French doors to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink with mixer tap. Wall tiling. Built-in electric double oven and gas hob with extractor over. Integrated refrigerator, freezer and dishwasher. Breakfast bar. Wood effect flooring. Feature radiator. Coving to ceiling. Recessed spotlighting to ceiling in kitchen area. Built-in under stairs storage cupboard. Part opaque double glazed door to side aspect.

OFFICE/GAMES ROOM/POTENTIAL ANNEXE SUITE

Two double glazed windows to front aspect. Two radiators. Wood effect flooring. Door to:



INNER LOBBY

Tiled floor. Doors to shower room and to:

UTILITY/KITCHENETTE

A range of base and wall mounted units with work surface area incorporating sink with mixer tap. Wall tiling. Built-in microwave. Space for fridge/freezer and washing machine. Wall mounted gas fired combination boiler (fitted March 2023). Floor tiling. Opaque double glazed door to side aspect.

SHOWER ROOM

Three piece suite comprising: Shower cubicle with wall mounted shower unit, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Double glazed window to front aspect. Coving to ceiling. Radiator. Built-in storage cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to rear aspect. Radiator. Door to:



EN-SUITE SHOWER ROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Walk-in shower with wall mounted shower unit, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Extractor. Recessed spotlighting to ceiling.

BEDROOM 2

Double glazed box bay window to front aspect. Radiator. Fitted mirror fronted wardrobe.

BEDROOM 3

Double glazed window to rear aspect. Radiator.

BEDROOM 4

Double glazed window to rear aspect. Radiator. Wood effect flooring. Hatch to loft.

BEDROOM 5

Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to front aspect. Four piece suite comprising: Bath with mixer tap/shower attachment, shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Heated towel rail. Extractor. Recessed spotlighting to ceiling.

OUTSIDE

REAR GARDEN

Immediately to the rear of the property is a tiered paved patio seating area with steps down to lawn. Outside lighting and cold water tap. Enclosed by fencing and mature shrubs with gated side access.

OFF ROAD PARKING

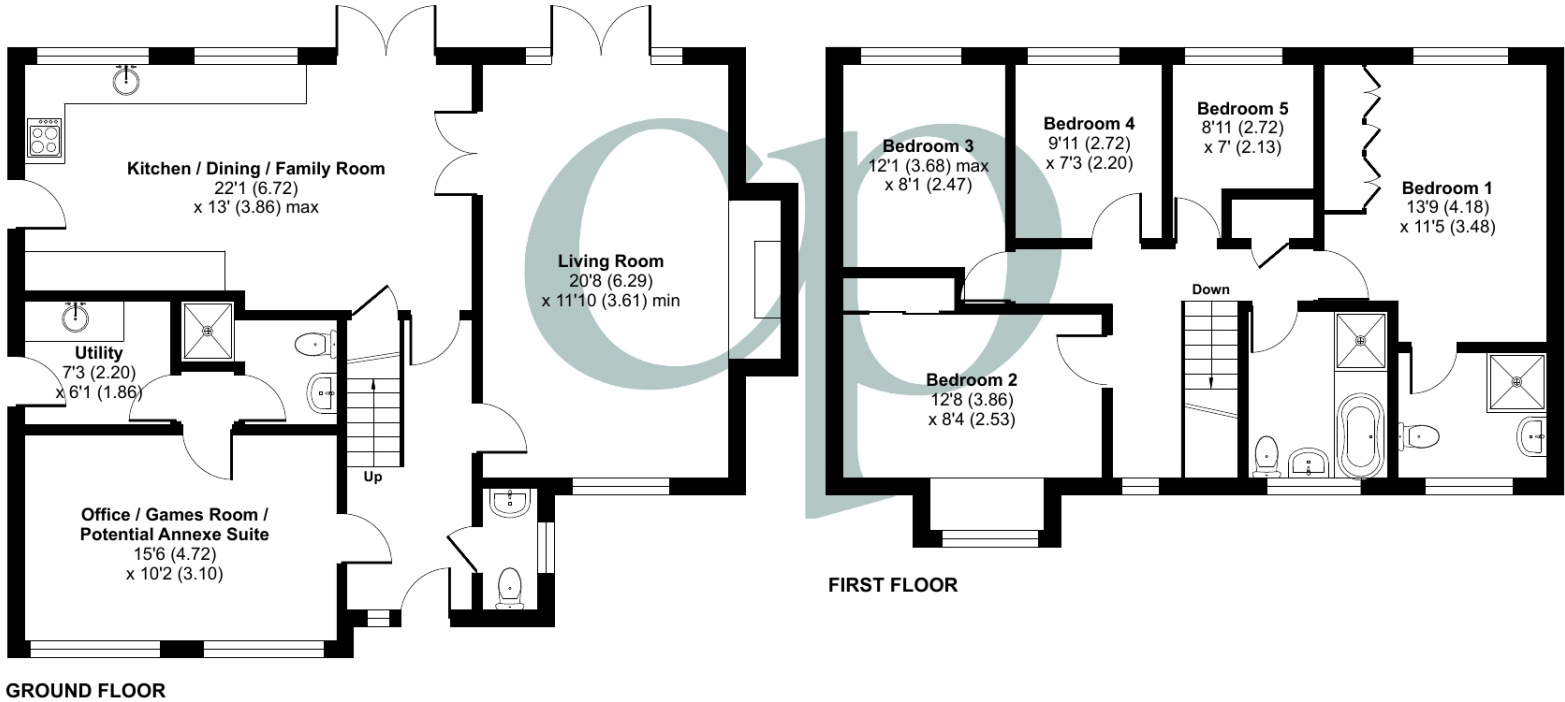
Block paved frontage providing off road parking. Borders laid to decorative slate chippings. Various shrubs. Outside light. Gated side access.

Current Council Tax: F.

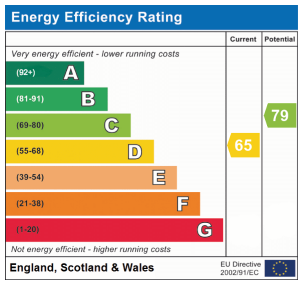




Approximate Area = 1638 sq ft / 152.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Country Properties. REF: 1329450



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Viewing by appointment only

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