



1 Addington Close, Henlow, Bedfordshire. SG16 6LX





4 Bedroom Detached House Offers Over £585,000 Freehold

Located in a pleasant cul-de-sac within the popular village of Henlow is this spacious four bedroom detached family home with the added benefits of a double garage and large study with fitted furniture.

The accommodation comprises entrance hall with an oak and glass staircase, cloakroom, study, dual aspect sitting room, separate dining room, kitchen/breakfast room and utility room to the ground floor, whilst to the first floor are four generous bedrooms, the master with en-suite shower room, and a family bathroom. Externally are gardens to the front and rear, a detached double width garage and off-road parking.

- Detached family home
- Four generous bedrooms
- En-suite to master bedroom
- Separate sitting room and dining room
- Study with fitted furniture
- Kitchen/breakfast room
- Utility room
- Front and rear gardens
- Double garage and parking
- EPC rating D. Council tax band F

Ground Floor:

Front Door:

Double glazed front door.

Entrance Hall:

A welcoming entrance hall. There is an oak staircase with glass balustrade leading to the first floor. Radiator. Wall mounted thermostat control. Large storage cupboard. Coved ceiling. Wood flooring.

Study:

Abt. 16' 7" x 6' 4" (5.05m x 1.93m) An extended study with twin aspect double glazed windows to front. A range of fitted furniture. Radiator. Coved ceiling. Wood flooring.

Cloakroom:

A white suite comprising low level WC and wash hand basin. Tiled splashback area. Radiator. Double glazed window to rear. Coved ceiling. Inset ceiling lights. Tiled flooring.

Sitting Room:

Abt. 16' 11" x 11' 4" (5.16m x 3.45m) A dual aspect lounge with double glazed window to front and double glazed French doors leading to the rear garden. Two radiators. Television point. Inset ceiling lights. Coved ceiling. Wood flooring.

Dining Room:

Abt. 11' 7" x 10' 4" (3.53m x 3.15m) Accessed via double doors from the entrance hall. Double glazed window to rear. Radiator. Coved ceiling. Wood flooring.

Kitchen/Breakfast Room:

Abt. 14' 0" x 12' 3" (4.27m x 3.73m) A good size kitchen/breakfast room comprising a comprehensive range of eye and base level units with ample granite worktops incorporating a breakfast bar. Inset one and a half bowl composite sink unit. Tiled splashback area. Built in microwave. Space for an American style fridge/freezer. Electric cooker point. Extractor hood. Radiator. Twin aspect double glazed window to rear. Coved ceiling. Tiled flooring.

Utility Room:

Fitted with units to match those of the kitchen with granite worktop. Inset composite sink unit. Tiled splashback area. Extractor fan. Double glazed door to rear garden. Coved ceiling. Tiled flooring.

First Floor:

Landing:

Double glazed window to front. Radiator. Airing cupboard. Loft access. Coved ceiling. Carpet as fitted.

Master Bedroom:

Abt. 17' 0" x 14' 10" max (5.18m x 4.52m) A large dual aspect master bedroom with double glazed windows to the front and rear. A range of fitted bedroom furniture. Radiator. Television point. Coved ceiling. Carpet as fitted.

En-Suite:

A white suite comprising a fully tiled double width shower cubicle with rainfall shower, pedestal wash hand basin and low level wc. Tiled splashback area. Heated towel rail. Double glazed window to front. Extractor fan. Inset ceiling lights. Coved ceiling. Tiled flooring.

Bedroom Two:

Abt. 12' 2" x 10' 8" (3.71m x 3.25m) Double glazed window to front. Radiator. Coved ceiling. Carpet as fitted.

Bedroom Three:

Abt. 9' 9" x 9' 7" (2.97m x 2.92m) Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Four:

Abt. 9' 9" x 6' 9" (2.97m x 2.06m) Double glazed window to rear. Radiator. Carpet as fitted.

Family Bathroom:

A white three piece suite comprising panelled bath with mixer taps and shower attachment, vanity unit with inset wash hand basin and low level wc with concealed cistern. Heated towel rail. Part tiled walls. Double glazed window to rear. Tiled flooring.

External::**Front Garden:**

There is an established lawn to the front with a pathway leading to the front door.

Rear Garden:

Paved patio area with the remainder laid to lawn. There are two gates, one leading to the side and one leading to the driveway.

Garage:

A detached double width garage with up and over door. Pitched roof. Power and light. Personal door to rear garden. a double width driveway in front of the garage provides off road parking for two cars.

Additional Information:**Agents Note:**

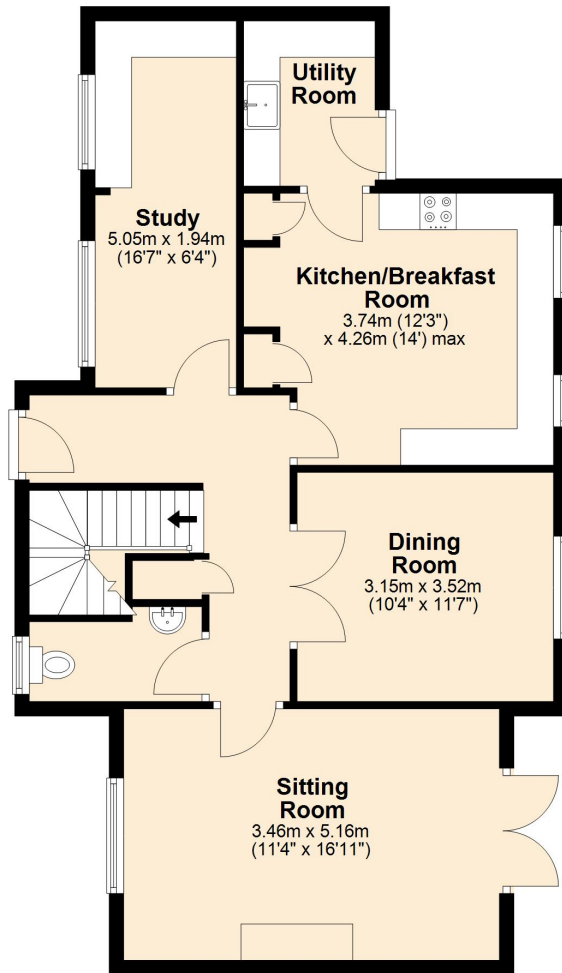
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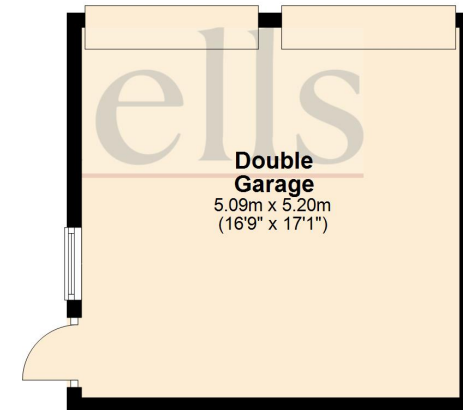
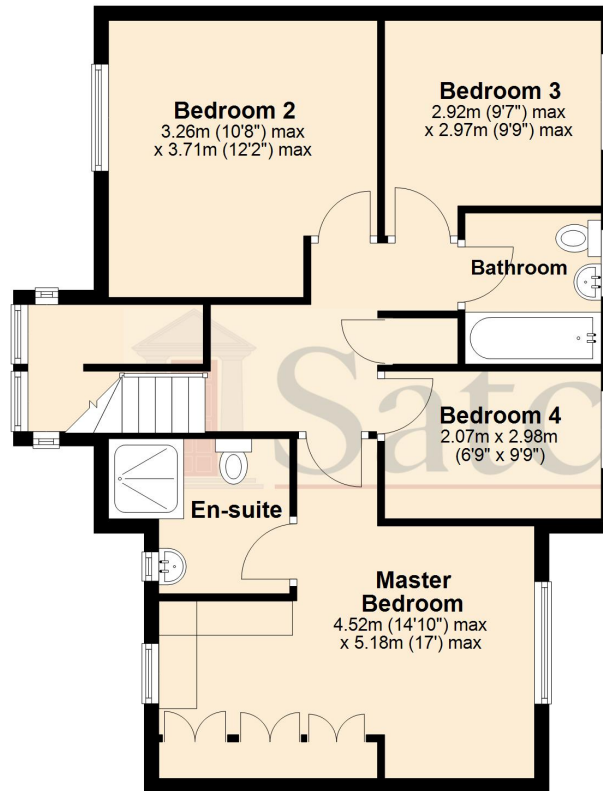


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate. Plan produced using PlanUp.