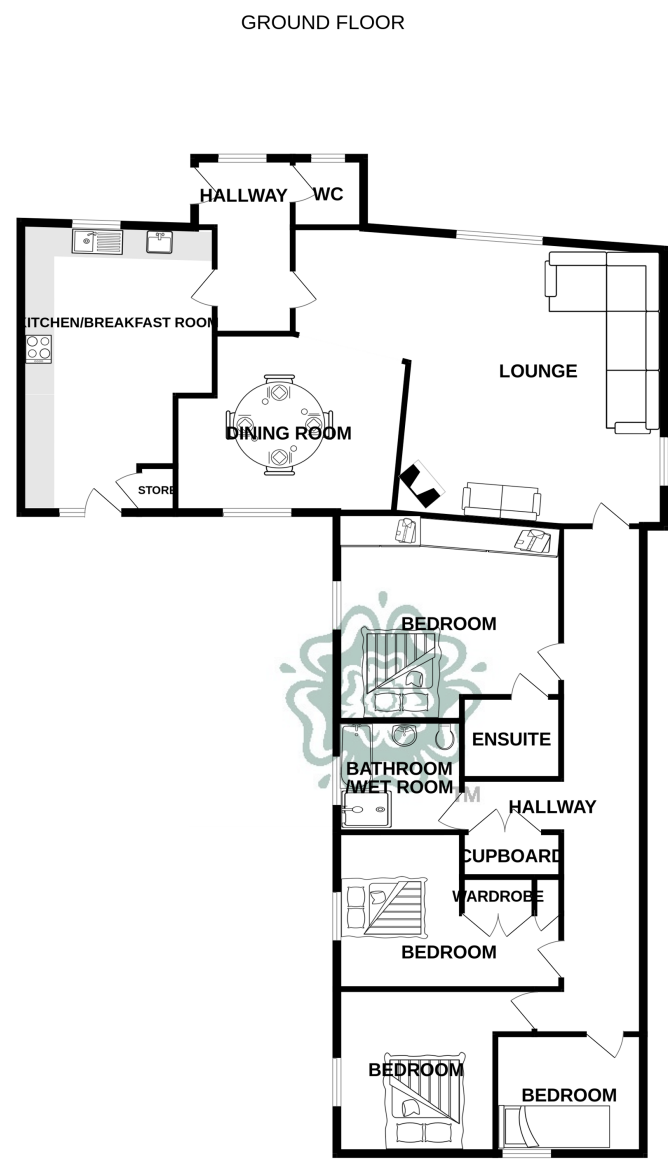
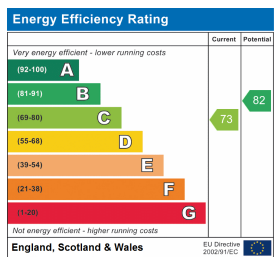


Floor Plans



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.



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.



1, Silbury Court

Silsoe, Bedfordshire,
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£675,000

Viewing by appointment only

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A spectacular example of a 4 bedroom barn conversion situated on the outskirts of the manor. Offering a double garage, superb mature gardens both front and back and a complete upward chain in place.

- Lounge/dining room with wood burning stove.
 - Four bedrooms.
 - Cavity wall insulation and double glazing throughout.
- Double garage with mains electric and electric up and over doors.
 - Ensuite and family bathroom.
 - Onward chain in place.

Accommodation	Dining Room
Entrance Hall Entrance doors and double glazed wooden window to the front, coir mat, radiator.	13' 0" x 10' 7" (3.96m x 3.23m) Exposed beams, serving hatch from the kitchen, double glazed wooden window to the rear, radiator.
Cloakroom A suite comprising of a low level WC, wash hand basin, double glazed wooden window to the front, radiator.	Kitchen Max. 20' 0" x 13' 0" (6.10m x 3.96m) > 10' 7" (3.23m) A range of base and wall mounted units with work surfaces over, enamel butler sink with mixer tap and water softener plus additional butler sink, built-in oven and microwave oven, induction hob with extractor fan over, integrated fridge freezer and a further two integrated fridges, integrated dishwasher, washing machine and tumble dryer, built-in broom cupboard, two double glazed wooden windows to the front and rear, door to rear garden, radiator.
Lounge 19' 11" x 12' 10" (6.07m x 3.91m) Vaulted ceiling with exposed beams, feature fireplace with log burner and tiled hearth, double glazed wooden windows to the front and side, radiator, open plan to:	

Inner Hallway
Vaulted ceiling, access to part boarded loft with ladder and lights, three Velux wooden windows, two radiators.
Bedroom One 15' 5" x 13' 2" (4.70m x 4.01m) Vaulted ceiling with exposed beams, bespoke Neville Johnson ceiling to floor wardrobes, double glazed wooden window to the rear, radiator.
Ensuite A suite comprising of a shower cubicle, low level WC, wash hand basin, radiator.
Bedroom Two 12' 10" x 10' 9" plus door recess (3.91m x 3.28m) Vaulted ceiling with exposed beams, double glazed wooden window to the rear, radiator.
Bedroom Three 15' 5" x 9' 01" (4.70m x 2.77m) Vaulted ceiling with exposed beams, built-in wardrobes, double glazed wooden window to the rear, radiator.
Bedroom Four 9' 8" x 8' 01" (2.95m x 2.46m) Vaulted ceiling with exposed beams, double glazed wooden window to the rear, radiator.

Bathroom/Wet Room
A suite comprising of a panelled bath and separate shower area, low level WC with grab rails, wash hand basin, heated towel rail, vaulted ceiling with exposed beams, frosted double glazed wooden window to the rear with electric blinds.
Outside
Front Garden Mature shrubs and flower borders, artificial lawn area, outside tap.
Rear Garden Lawn and good size patio areas, mature shrubs and flower borders, outside tap and lighting, shed to remain, gate to rear.
Double Garage Two electric operated doors, power and light, eaves storage.
Parking Off-road parking for two vehicles.
NB It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

