

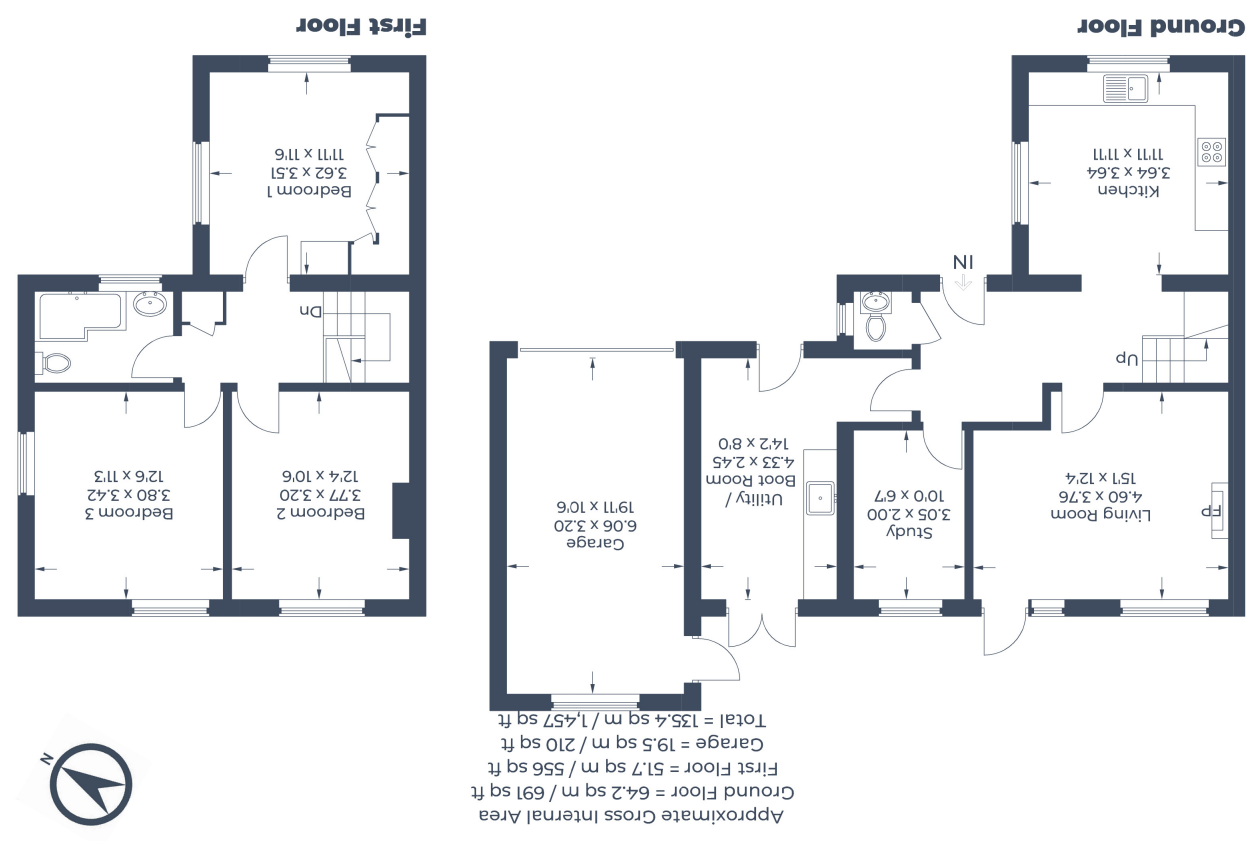
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Energy Efficiency Rating	
Current Rating	Potential Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Energy Efficiency - higher ratings are better
Energy Efficiency - lower ratings are worse

Illustration for identification purposes only.
measurements are approximate, not to scale.
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1 Goodwick Drive, Honeydon, Bedfordshire MK44 2LS Offers in Excess of £400,000

- Well presented throughout.
- Utility/Boot Room.
- WEST facing garden.
- PVCu double glazing.
- Just four miles from St Neots town centre.
- Three double bedrooms.
- Oversized Garage and ample parking.
- Vegetable plot.
- Semi-rural location with easy access to the A1 and mainline train stations in St Neots or Bedford.
- Just 7 miles to Keysoe International.

Ground Floor

Accommodation

Rarely available, a THREE BEDROOM SEMI-DETACHED HOUSE situated in this quiet, semi-rural location and surrounded by picturesque open country side and farmland.

Offered for sale and greatly improved by the current owners the property occupies a generous plot with separate enclosed garden areas including an established Vegetable plot. There are several garden sheds and a greenhouse.

Ample parking and an OVERSIZED GARAGE, outdoor entertaining area with kitchen and Westerly aspect overlooking open countryside and farmland.

Honeydon is well suited to Equestrian buyers with access to bridleways, quiet lanes and open countryside. Several of the properties in Honeydon have stabling offering the possibility of livery.

Primary schooling at either Keysoe or Wilden. Secondary schooling at Sharnbrook, Mark Rutherford in Bedford, or Sandy Secondary.

Part glazed door to

Entrance Hall

stairs to the First Floor Landing, coved ceiling, radiator, tiled floor, under stairs storage area

W.C

W.C, oil fired boiler, frosted window, coved ceiling

Kitchen Dining Room

3.64m x 3.64m (11' 11" x 11' 11") base and eye level cupboards, drawer units, work surfaces with one and a half bowl sink unit, space for range style oven with electric cooker point, plumbing for dishwasher, space for fridge freezer, radiator, windows to the front and side aspect, coved ceiling

Lounge

4.60m x 3.76m (15' 1" x 12' 4") window to the rear aspect, part glazed door to the rear garden, radiator, TV point, fireplace with wood burning stove, coved ceiling

Study or Bedroom Four

3.05m x 2.00m (10' 0" x 6' 7") window to the rear aspect, radiator, coved ceiling

Utility/Boot Room

4.33m x 2.45m (14' 2" x 8' 0") part glazed door to the front, French doors to the rear garden, base level cupboards, work surfaces and stainless steel sink, plumbing for washing machine, space for tumble dryer

First Floor

First Floor Landing

coved ceiling, loft access, airing cupboard with hot water cylinder

Bedroom One

3.62m x 3.51m (11' 11" x 11' 6") windows to the front and side aspect, radiator, coved ceiling, fitted wardrobes

Bedroom Two

3.77m x 3.20m (12' 4" x 10' 6") window to the rear aspect, radiator, coved ceiling

Bedroom Three

3.80m x 3.42m (12' 6" x 11' 3") windows to the rear and side aspect, radiator, coved ceiling

Bathroom

fully tiled and comprising bath with electric shower, W.C, vanity unit with wash basin, radiator, frosted window, electric shaver socket

Outside

Gardens

the rear garden is fully enclosed and laid mainly to lawn, backing onto open farmland with West facing views. There is a COVERED ENTERTAINING AREA & OUTSIDE KITCHEN and two garden sheds. Gated vehicular access.

at the front of the property is a second, fully enclosed garden used mainly as a Vegetable plot with a greenhouse and garden shed.

Parking & Garage

there is a gravelled drive offering parking for three vehicles. The oversized GARAGE 6.06m x 3.20m (19' 11" x 10' 6") has an electric roller door, open eaves storage, power, light and personal door to the rear garden.

Opposite the house there is an open area laid to lawn which provides ample additional parking.

Agents Note

Oil fired central heating.
Drainage via shared Septic Tank.
Gigabit full fibre broadband 1000meg.
Private, no through road.

