

TALISMAN

PROPERTY AGENTS



Guide Price: £385,000 to £395,000

Sandy Road, Willington, Bedford,
MK44 3QS

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- Situated within a popular village & non-estate location
- Panoramic views onto open fields & village countryside
- Three-bedroom family home
- Plentiful & versatile accommodation
- Within close proximity of local market towns, amenities & transport links
- Two bathroom suites
- Double garage with power & light
- Wrap around style private rear garden
- Off road parking
- Gas central heating

Council Tax Band: D

Main Description

Situated in a non-estate location within the popular Bedfordshire village of Willington lies this highly impressive, three-bedroom, semi-detached family home, boasting an incredible amount of accommodation whilst possessing fantastic versatility throughout. Spacious and open design living spaces are yours to admire, and are further complimented from seamless flow of natural light due to twin and dual aspect window positioning. The property Comprises of three bedrooms, dressing room, shower room and family bathroom, kitchen possessing a range of integrated appliances and modern exterior design, utility room, dining room with feature fireplace and French doors leading to the incredibly spacious 19ft living room with twin windows, recessed ceiling lights and access to the rear garden via patio doors. Accessible via the door off from the utility room and up & over doors is the double garage which holds phenomenal conversion potential and provides secure parking for vehicles. Be in awe of the tremendous and panoramic views of the open fields and village countryside from all aspects of the home, and experience further within the wrap around style private rear garden, which is laid to lawn with a block paved section, proving Ideal for alfresco dining and outdoor entertainment. Other external benefits include a partially enclosed and shingle laid driveway, providing off road parking. Viewing is highly advised to truly experience the amazing accommodation this home has to offer.

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Rooms & Dimensions

Porch Entrance:

X2 UPVC double glazed doors upon entry and UPVC double glazed obscured window to front aspect.

Hallway:

Radiator and opening to:

Kitchen:

2.59m x 3.4m (8' 6" x 11' 2") UPVC double glazed window to front aspect and recessed ceiling lights. A range of raised and undercounter units with worktop over, as well as a range of integral appliances comprising of: Integrated Bosh oven & grill, integrated dish washer, 4-piece induction hob with stainless steel extractor over, 1 & 1/2 bowl sink in matt black, grey metro splashback tiling and space for undercounter fridge.

Dining room:

3.76m x 4.32m (12' 4" x 14' 2") Feature fireplace, radiator, French doors leading into the living room and staircase leading to the first-floor accommodation.

Living room:

3.58m x 5.79m (11' 9" x 19' 0") Twin UPVC double glazed windows to side aspect, recessed ceiling lights, electric fireplace, radiator and UPVC double glazed patio doors leading to the rear garden.

Utility room:

1.4m x 2.92m (4' 7" x 9' 7") Plumbing for washing machine and storage space, radiator, UPVC double glazed door leading to the rear garden and doors off to shower room and double garage.

Shower room:

3-piece suite, UPVC double glazed obscured window to rear aspect and radiator.

Staircase & Landing:

Loft hatch and doors off to:

Master bedroom:

3.33m x 3.76m (10' 11" x 12' 4") Twin UPVC double glazed windows to front aspect and radiator.

Bedroom 2:

3.53m x 3.76m (11' 7" x 12' 4") Dual aspect UPVC double glazed windows facing side and rear elevations. Radiator and built in wardrobe.

Bedroom 3:

1.88m x 3.07m (6' 2" x 10' 1") UPVC double glazed window to side aspect and radiator.

Dressing room:

2.31m x 3.05m (7' 7" x 10' 0") Double glazed Velux window, eaves storage cupboards, airing cupboard and radiator.

Family bathroom:

2.41m x 3.05m (7' 11" x 10' 0") 3-piece suite, double glazed Velux window and radiator.

Double garage:

5.05m x 5.16m (16' 7" x 16' 11") X2 Up & over doors, housing gas fired boiler and fuse box. Power & light connected.

(Externally)

Rear garden:

Wrap around style garden, fully enclosed by timber framed fencing, laid mainly to lawn with block paved section Ideal for alfresco dining and outdoor entertainment. shingle laid section for seating arrangements and additional uses, mature trees and borders for plants and shrubs. Outdoor tap, outdoor lights, outdoor power sockets and panoramic views of open fields and village countryside.

Front:

Partial enclosure by timber framed fencing, shingle laid driveway providing off-road parking, block paved section upon porch entrance, outdoor lights and panoramic views of open fields and village countryside.

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Location

The Bedfordshire village of Willington is thriving with life as well as beauty. Being just a short drive of approximately 10 minutes (4.3 miles) to the local market town of Sandy and approximately a 12 minute drive (5 miles) to the main town of Bedford via the A603, Willington is a fantastic settlement area for those that want to enjoy the wonderful village lifestyle whilst experiencing ease of access to local market towns for amenities, and main transport links such as the A421, A1(M) and nearby train stations in Sandy and Bedford, which commute to London Kings Cross / London St Pancras. Enjoy fantastic nature walks & cycle routes along the River Great Ouse and through the rich woodlands surrounding the Danish Camp Bar & Grill, or visit Frosts garden centre with café and restaurant and experience local drinks and events held in The Crown public house. Willington too has a local shop / post office providing main essentials on Bedford Road, and is home to a friendly village community.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A			99
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



EPC Rating: D

Nearby schools, amenities & transport links:

Local schools within 3.3 miles:

- Sheerhatch Primary School
- Great Barford Church Of England Primary Academy
- Mark Rutherford School
- Goldington Academy

Amenities:

- Willington Post Office (via Bedford Road)
- Sandy Tesco Store
- Bridge Farm Shop (Sandy)
- Texaco Fuel Station (Girtford Bridge, Sandy)

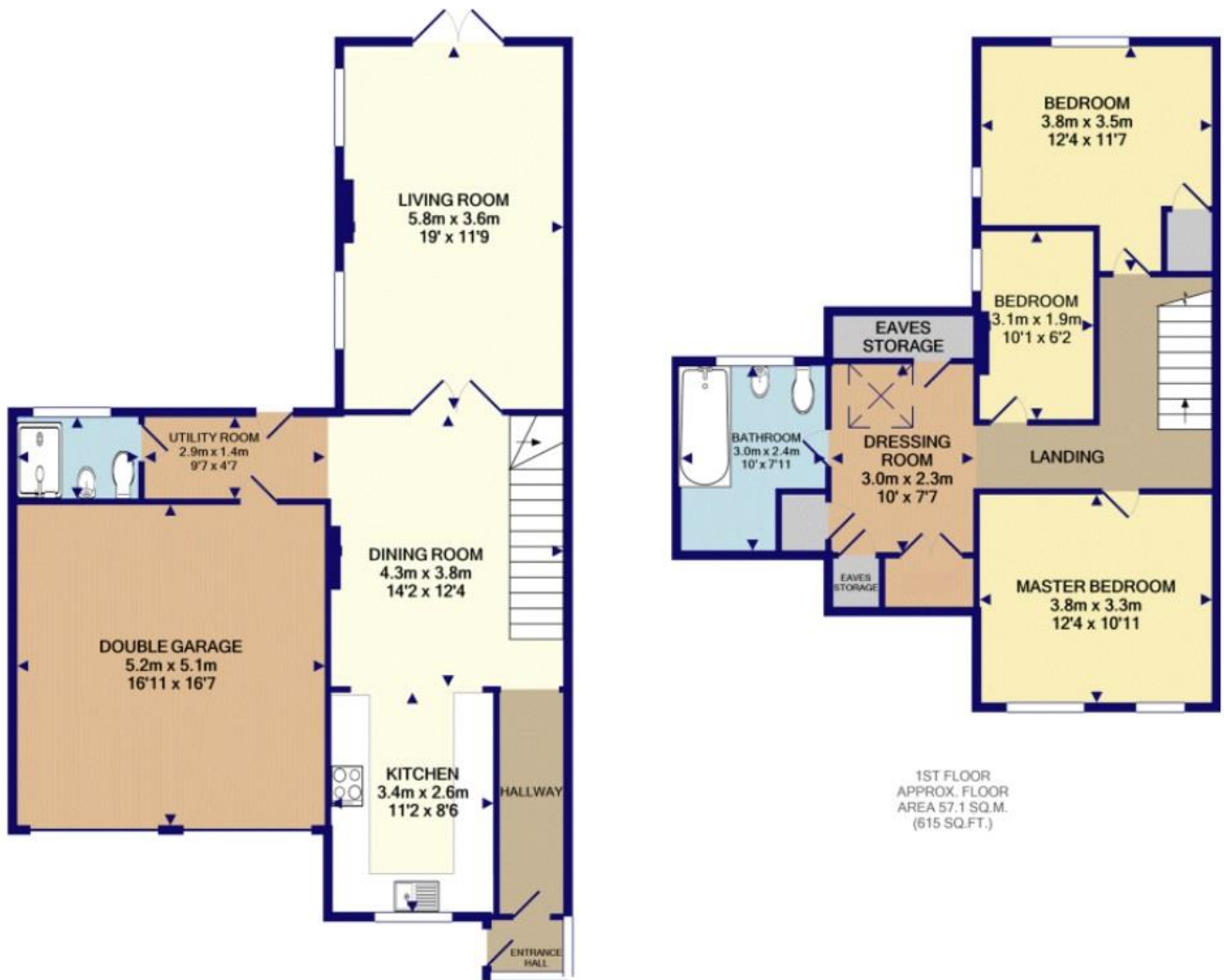
Transport links, main roads & motorways:

- A421 & A1(M)
- Sandy Railway Station (3.9 miles)
- Bedford St. Johns Station (4.1 miles)
- Bedford Station (4.6 miles)

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