



9 COLLEGE DRIVE

RISELEY • MK44 1DZ

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AT A GLANCE

- Outstanding modern semi-detached home.
- 1,425 square feet of excitingly extended, remodelled and enhanced accommodation.
- Spacious lounge with wood burning stove.
- Recently refitted, carefully crafted kitchen/breakfast/dining room with French doors opening onto the garden deck.
- Four comfortable bedrooms, refitted bathroom.
- Welcoming entrance hall with refitted guest cloakroom.
- Delightful garden with full-width sun deck for relaxing and entertaining.
- Ample private off-road parking, plus garage.
- Full gas-fired central heating.
- Charming village environment yet convenient for access to major road and rail links.

THE PROPERTY

A superbly presented semi-detached home, perfectly located for village life whilst remaining convenient for those requiring major road and rail links.

This outstanding property, with attractively rendered front elevation, has been sympathetically extended and extensively remodelled and upgraded to offer around 1,425 square feet of accommodation of undoubted quality, comprising in brief: a welcoming reception hall with guest cloakroom, generous lounge with window shutters and wood burning stove; fully refitted and finely-crafted kitchen/breakfast/dining room with snug area, granite counters and upstands, undercounter mounted sink, a comprehensive range of lacquered cabinets, appliances to include oven and microwave, dishwasher, washing machine, American style fridge/freezer and space for range cooker with extractor over. Kick space lighting, recessed ceiling downlighters and French doors opening onto the raised garden deck.

There are four comfortable bedrooms and the bathroom has also been remodelled and refitted with suite comprising bath with independent shower over, vanity unit with inset basin and storage cupboards below, adjacent matching storage unit and close-coupled WC. Fully tiled walls and attractive vinyl flooring.

A particular feature of the property is the attractively landscaped garden which takes full advantage of the perfect village setting, with areas for relaxing, entertaining and just sitting to enjoy the relative seclusion. There is a large, block paved parking area to the front, with a garage in nearby courtyard.

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£395,000

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LOCATION

Riseley village in north Bedfordshire has a village shop, public house/restaurant, coffee shop and garage. Riseley Primary School feeds into Sharnbrook Academy (both Ofsted good). Private schools include Kimbolton School (6 miles) and The Harpur Trust schools in Bedford (11 miles). Rushden Lakes development is 11 miles away, off the A45 trunk road, and has a range of shops and restaurants with Marks and Spencer as its flagship store.

Nearby Bedford and St Neots mainline railway stations offer fast and frequent services to London's St Pancras International station. Bedford's southern bypass (A421) links with the M1 at Junction 13.

Approximate Gross Internal Area = 132.4 sq m / 1425 sq ft
 Garage = 13.5 sq m / 145 sq ft
 Total = 145.9 sq m / 1570 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1195071)
 Housepix Ltd



BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete

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&
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