



GROUND FLOOR

1ST FLOOR



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.  
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Viewing by appointment only

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A truly stunning three bedroom semi-detached family residence situated with the ever-popular village of Silsoe, with the added advantage of no upper chain!

- 18ft kitchen/breakfast room.
- 24ft lounge/diner.
- Cloakroom, ensuite and family bathroom.
- Three bedrooms.
- Single garage and off-road parking.
- No onward chain.

#### Ground Floor

##### Entrance Hall

Entrance door to the front, stairs rising to first floor, radiator.

##### Cloakroom

A suite comprising of a low level WC, wash hand basin, radiator.

##### Lounge/Diner

24' 9" x 9' 6" (7.54m x 2.90m) Double glazed patio doors to the rear and double glazed window to the front, radiator.

#### Kitchen/Breakfast Room

18' 6" x 8' 06" (5.64m x 2.59m) A range of base and wall mounted units with work surfaces over, stainless steel 1.5 basin sink and drainer, split-level oven and gas hob with extractor over, integrated fridge freezer and dishwasher, double glazed door and window to the rear, radiator.

#### First Floor

##### Landing

Access to loft, airing cupboard housing hot water tank, double glazed window to the rear.

##### Bedroom One

13' 6" x 8' 9" (4.11m x 2.67m) Double glazed window to the front, radiator.

##### Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the rear.



#### Bedroom Two

13' 9" x 9' 8" (4.19m x 2.95m) Double glazed window to the rear, radiator.

#### Bedroom Three

10' 8" x 7' 0" (3.25m x 2.13m) Double glazed window to the front, radiator.

#### Bathroom

A suite comprising of a panelled bath with shower attachment, low level WC, wash hand basin, radiator, double glazed window to the front.

#### Outside

##### Rear Garden

Mainly laid to lawn with shrub and flower borders, patio seating area, side gate accessing detached garage, outside tap and lighting.

##### Parking

Single garage with up and over door plus off-road parking in front of the garage.

#### 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.

