



2 STANBROOK WAY

YELDEN • MK44 1AX



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KEY FEATURES

- An extended and substantially improved detached residence in small, select village close.
- Around 2,130 square feet of well-planned accommodation ideal for the extended family/home working.
- Adaptable layout providing 5 bedrooms, 3 bathrooms and 4 receptions.
- Superb first floor guest suite/annexe.
- Beautifully crafted kitchen/breakfast room with quartz counters.
- Delightful sun lounge with views over the landscaped garden.
- Laundry/utility room and guest cloakroom.
- Double garage and ample additional parking.
- Quiet village location yet convenient for major road and rail links and within sought- after school catchments.

The rural village of Yelden is steeped in history and surrounded by farmland. Situated approximately 15 miles North of Bedford and 8 miles West of Kimbolton, also 3 miles to the A6. The village is in the catchment area for Dean Primary School, as well as Riseley School and Sharnbrook Upper School with a school bus provided. There is a lively social life and active Village Hall with good play facilities and numerous weekly activities, a Motte and Bailey Castle Heritage site and a C12th Parish Church where John Bunyan is said to have conducted a Christmas Day service in 1659. The popularity of the village is further enhanced by the ease of access to main line railway stations at Bedford, St. Neots, Huntingdon and Wellingborough. The newly opened Rushden Lakes development is approx. 6 miles away and boasts many High Street and Designer names as well as smaller shops, cafes and restaurants, multi-screen cinema, leisure complex, boating lake and charming nature walks.



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Guide Price £695,000

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THE PROPERTY

The present owners have carefully extended and upgraded this fine modern residence to create an attractive family home with a spacious and light interior offering outstanding accommodation that would equally suit the larger family and those looking for a comfortable home with the added benefit of ample entertaining and home working space – and an excellent guest suite/annexe. Extending to over 2,130 square feet, the layout is both well-planned and superbly adaptable, with five bedrooms and three bath/shower rooms, including a 'Jack and Jill' shared with the annexe/guest suite. There are three reception rooms, with an additional and versatile lounge/games room on the first floor, and the property also features a superb kitchen/breakfast room with quartz counters and quality cabinets, utility room and guest cloakroom, plus a sunlounge overlooking delightfully landscaped gardens.

ACCOMMODATION IN BRIEF

Glazed porch with double entrance doors and fitted coach lamp. Composite, part-glazed front door to:

RECEPTION HALL

Karndean flooring, radiator, cloaks/storage cupboard, doors to principal rooms, turning staircase to first floor.

GUEST CLOAKROOM

Close coupled WC and handbasin with cupboard below. Tiling to half-height, Karndean flooring, radiator, recessed ceiling downlighters, window to rear.

STUDY/HOME OFFICE

Radiator, window to front.

SITTING ROOM

Dual-aspect room with window to front and glazed double doors opening onto the rear garden. Attractive marbled fireplace with timber surround incorporating inset gas (LPG) open fire, pendent and wall-light points.

FORMAL DINING ROOM

Radiator, window to rear.

KITCHEN/BREAKFAST ROOM

Finely crafted bespoke kitchen providing an extensive range of quality cabinets with concealed lighting and including excellent corner pantry, quartz counter overlay counters and tiled upstands, and comprehensively fitted with Rangemaster under-counter one and a half bowl sink with mixer tap, integrated dishwasher and 'fridge, space for range cooker with extractor hood over. Travertine flooring, recessed ceiling downlighters, window to rear.

Opening to:

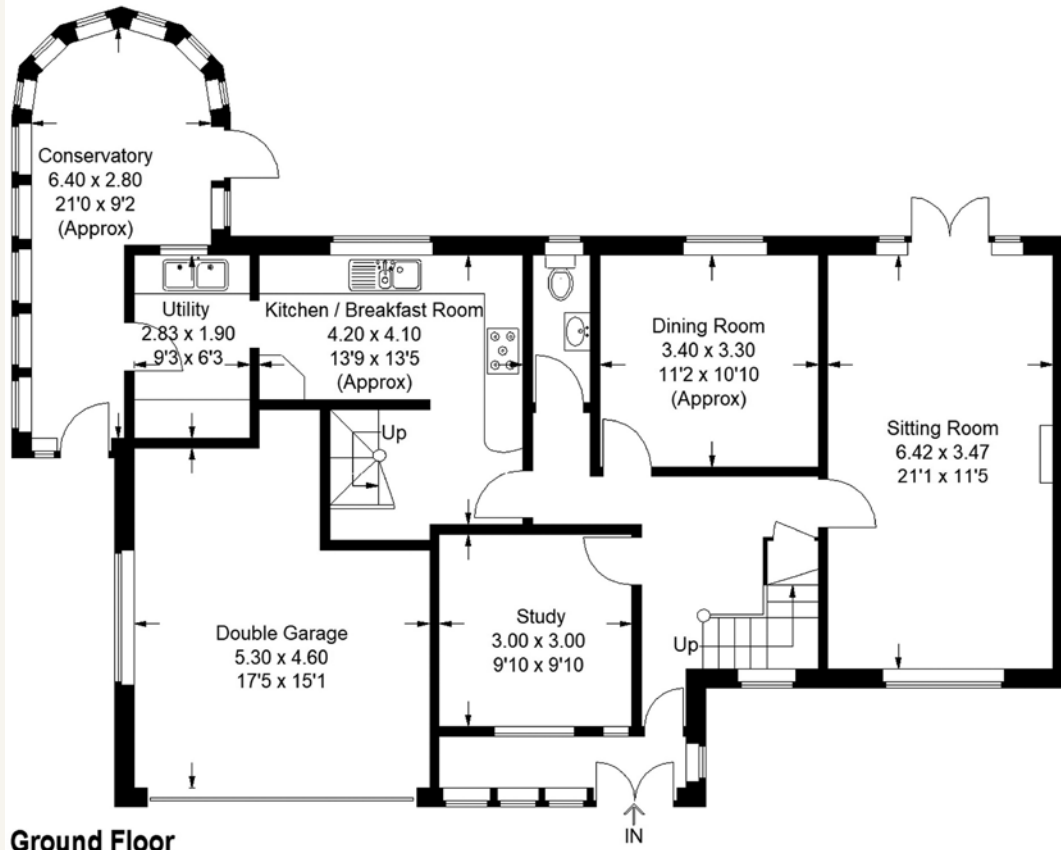
INNER LOBBY

Staircase to first floor guest suite/annexe.

LAUNDRY/UTILITY ROOM

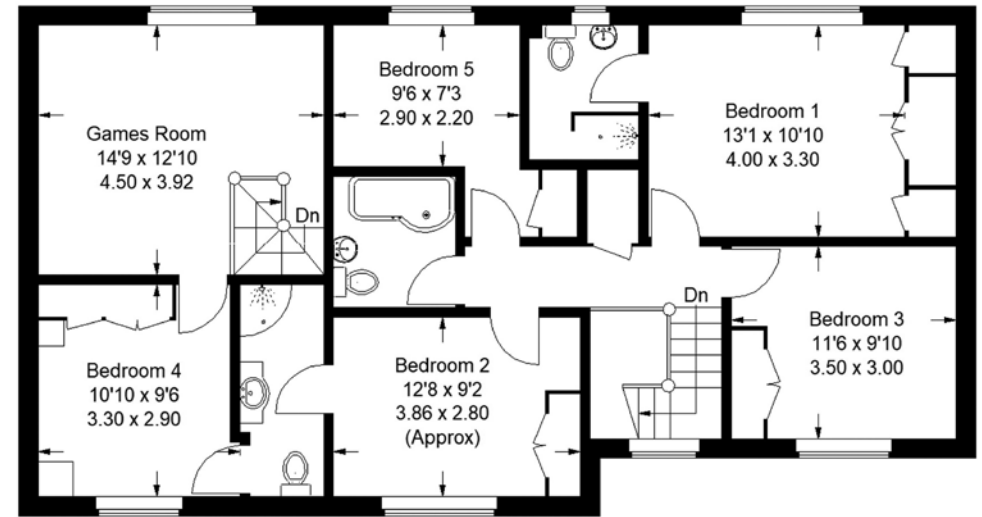
Fitted with a range of cabinets to complement the kitchen, quartz counter overlays and tiled upstands, Rangemaster under-counter one and a half bowl sink with mixer tap, fitted water softener, plumbing for washing machine and space for additional appliances. Travertine flooring, recessed ceiling downlighters, window to rear and glazed door to:





Ground Floor

Approximate Gross Internal Area
198.5 sq m / 2137 sq ft
Double Garage = 22.2 sq m / 239 sq ft
Total = 220.7 sq m / 2376 sq ft



First Floor

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. (ID903166)
Housepix Ltd



SUN LOUNGE/CONSERVATORY

A light and comfortable room with extensive glazing and French doors to the rear garden. Tiled floor, radiator, lobby and glazed door to front garden.

FIRST FLOOR LANDING

Arch window to front on half landing, radiator, storage cupboard, access to roof void.

PRINCIPLE BEDROOM

Range of built-in wardrobes providing hanging rails and shelf space, radiator, window to rear.

EN SUITE WET ROOM/SHOWER

Remodelled to comprise walk-in (power) shower enclosure with glazed screen, pedestal washbasin and close-coupled WC. Tiled floor with underfloor heating and fully tiled walls, radiator/towel rail, window to rear.

BEDROOM TWO

Double built-in wardrobe, radiator, window to front. Access to 'Jack & Jill' en suite.

BEDROOM THREE

Double built-in wardrobe, radiator, window to front.

BEDROOM FIVE

Built-in wardrobe, radiator, window to rear.

FAMILY BATHROOM

Refitted with suite comprising P-shaped bath with independent power shower over and glazed screen, pedestal washbasin with backlit mirror, close-coupled WC. Tiled floor and fully tiled walls, radiator/towel rail, recessed ceiling downlighters and extractor.

GUEST SUITE/ANNEXE

LOUNGE/GAMES ROOM/OFFICE

Radiator, window to rear. (Access to roof void).

BEDROOM FOUR

Range of fitted bedroom furniture, radiator, window to front.

JACK & JILL EN SUITE

Suite comprising quadrant (power) shower enclosure with glazed screen, vanity unit with washbasin and storage cabinet below, close-coupled WC. Tiled floor and fully tiled walls, radiator/towel rail and extractor.

OUTSIDE

The property is set back on an attractive and pleasantly maturing plot with lawn and shrubs to front, block paved drive for several vehicles and additional gravelled parking. There is gated side access to the full-enclosed and delightfully landscaped rear garden featuring a full width paved terrace, shaped formal lawn interspersed with beautifully stocked flower rose and shrubs beds, gravelled areas, pathways, seating area with pergola and climbing plants, and additional sun trap raised patio. Summerhouse with vinyl flooring, light and power, greenhouse and Tool shed.

DOUBLE GARAGE

Remote electrically operated up and over door, light and power.



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