



7A HIGH STREET

RISELEY • MK44 1DU



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AT A GLANCE:

- Attractive, generously proportioned modern village residence.
- Over 1,700 square feet of wonderfully versatile accommodation.
- Fabulous entertaining space and practical homeworking facilities.
- Five comfortable bedrooms, en suite and family bathroom.
- Sitting room with patio doors to garden terrace, separate dining/family room.
- Well-appointed kitchen opening into breakfast room with French doors to garden.
- Welcoming reception hall with guest cloakroom.
- Useful laundry/utility room.
- Landscaped garden, double garage and additional parking.

THE VILLAGE

Riseley is a very popular North Bedfordshire village, with excellent access to amenities in Bedford, Kimbolton and St. Neots. The village has its own primary school, and is within the catchment of Sharnbrook Academy. There is a popular public house/restaurant and a general store. There are opportunities to be part of a wide range of community groups. 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.



**Peter
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Guide Price £600,000

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THE PROPERTY

This fine modern family offers a wonderfully spacious and light interior which will undoubtedly suit the most discerning homebuyer and particularly those looking for a supremely comfortable, contemporary home with exceptional entertaining and home working space.

Extending to over 1,700 square feet, the accommodation includes five bedrooms, two bath/shower rooms, two reception rooms and a generous and well-appointed kitchen with breakfast room/snug.

The property is well-situated at the southern end of this genuinely sought-after village and is ideally located for local facilities and the school, as well as access to major road and rail links.

The gently elevated plot is delightfully landscaped and also offers a double garage and ample off-road parking.

GROUND FLOOR

Covered entrance porch with part-glazed Upvc front door provides access to a large, welcoming reception hall with cloaks cupboard and staircase to the first floor. The guest cloakroom has been refitted with vanity unit, storage cupboards, washbasin and WC.

Tiled flooring continues through the kitchen and on into the breakfast room with French doors opening onto the garden.

The well-appointed kitchen provides extensive counter space and an array of cabinets and is comprehensively fitted with one and a half bowl sink and drainer with mixer tap, dishwasher, fridge/freezer, double oven and ceramic hob with overhead extractor. The adjacent utility room has been fitted to complement the kitchen and offers additional counter space, inset sink, fitted cabinets, plumbing for washing machine and part-glazed Upvc door to the side.

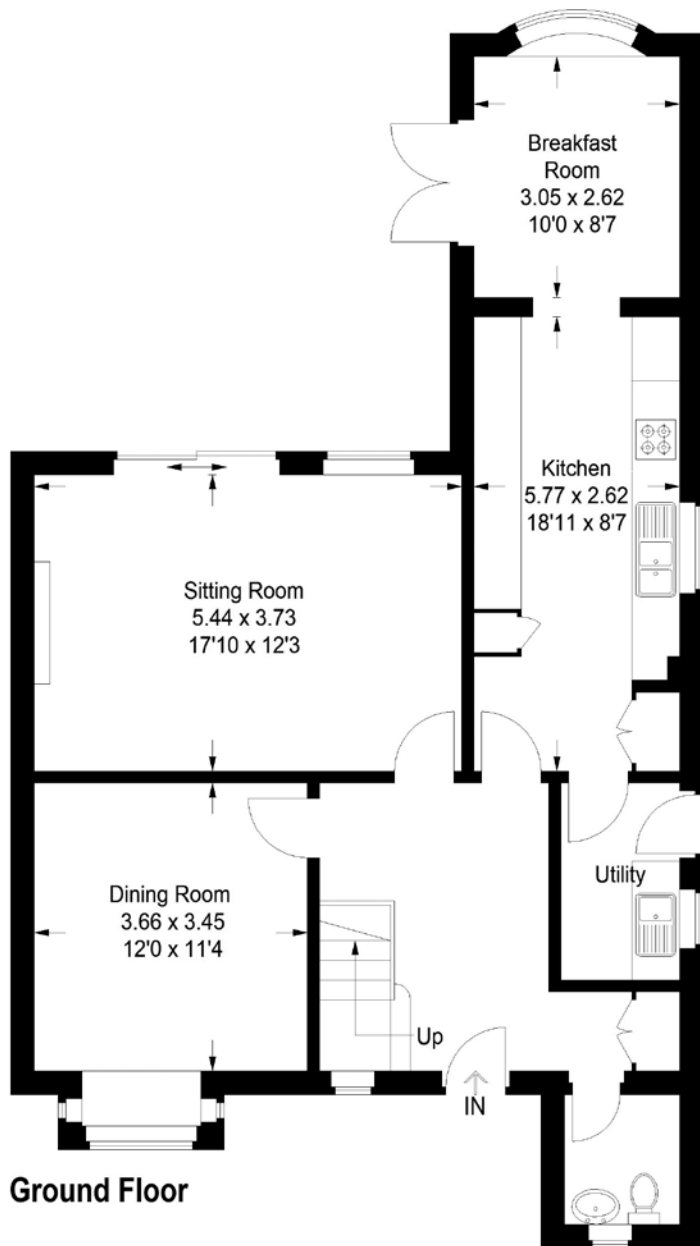
There are two separate reception rooms; the generous sitting room features wood laminate flooring, an attractive brick fireplace with gas flame fire and patio doors which open onto the secluded paved terrace, and the separate dining room – which could also double as a family room or home office – has an oriel window to the front.

FIRST FLOOR

The spacious landing provides access to the five comfortable bedrooms, with the principal bedroom providing both fitted wardrobes and a fully tiled en suite with quadrant shower, washbasin and WC.

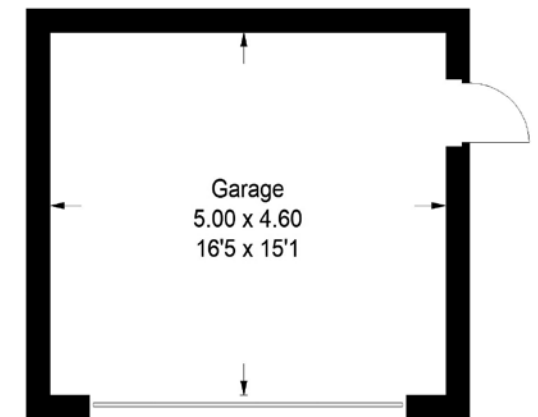
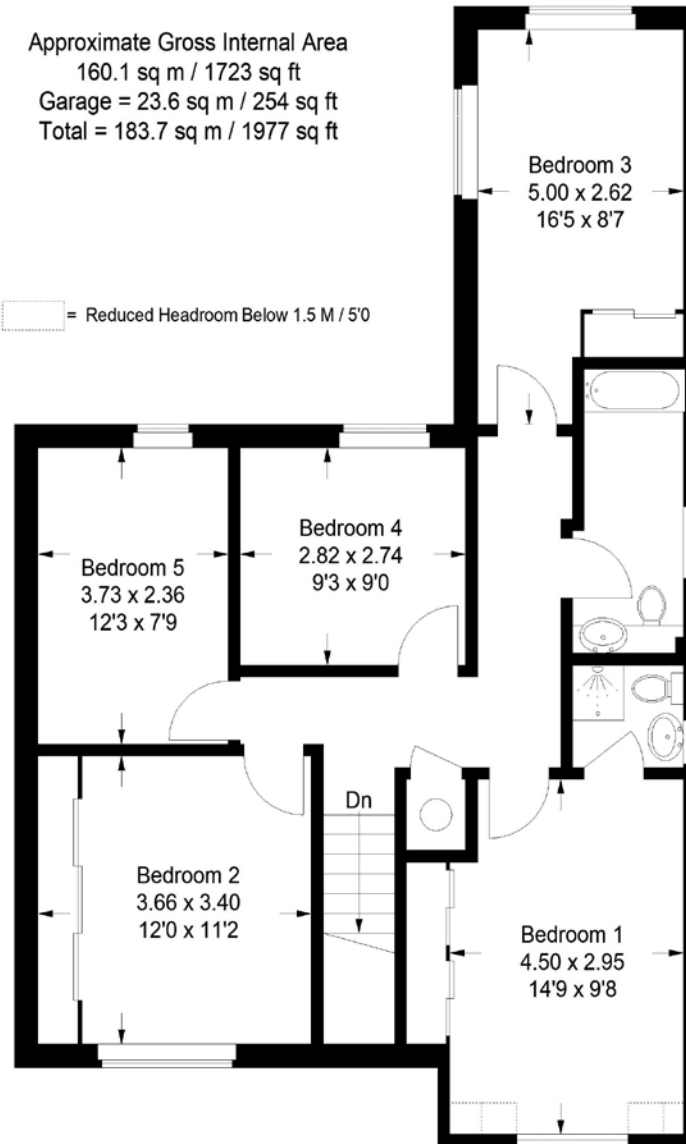
Bedrooms two and three also have fitted wardrobes and the two remaining rooms are currently configured as a family/TV





Approximate Gross Internal Area
160.1 sq m / 1723 sq ft
Garage = 23.6 sq m / 254 sq ft
Total = 183.7 sq m / 1977 sq ft

= Reduced Headroom Below 1.5 M / 5'0



(Not Shown In Actual Location / Orientation)

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. (ID1092802)

Housepix Ltd



room and home office. bedroom four could double as an excellent home office.

The family bathroom suite comprises a bathtub with independent shower over and glazed screen, vanity unit with washbasin and storage cupboards, and WC with concealed cistern.

OUTSIDE

The property is set back and gently elevated from the road with ample parking to the front, gravelled area with mature trees and block-paved pathway leading to the gated side access.

The rear garden, which is fully enclosed and delightfully landscaped, offers a delightfully secluded paved patio and shaped lawn bounded by pathway, raised gravelled beds with occasional shrubs and pleasantly maturing trees, and corner sun trap deck. Timber shed and outside lighting.

DOUBLE GARAGE

Up and over door, light and power, personal door.





Huntingdon

60 High Street

Huntingdon

Tel : 01480 414800

St Neots

32 Market Square

St. Neots

Tel : 01480 406400

Kimbolton

6 High Street

Kimbolton

Tel : 01480 860400

Mayfair Office

Cashel House

15 Thayer St, London

Tel : 0870 112 7099