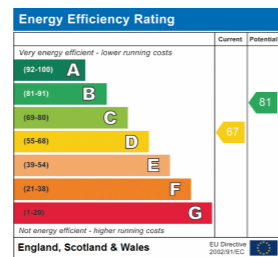


# Floor Plans



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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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



## 10, Whitworth Way

Wilstead, Bedfordshire,  
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A superb three/four bedroom 1970's style semi detached family residence situated within the popular village of Wilstead.

- Converted garage providing fourth bedroom/study.
- Lounge overlooking rear garden.
- Double bedrooms.
- Kitchen/Breakfast room.
- Refitted family bathroom.
- Off-road parking.

## Ground Floor

### Entrance Hall

Entrance door and double glazed window to the front, stairs rising to first floor, vertical radiator.

### Cloakroom

A refitted suite comprising of a low level WC, vanity unit wash hand basin, roof light.

### Lounge

17' 2" x 11' 11" (5.23m x 3.63m) Double glazed French doors to the rear aspect overlooking the rear garden, two radiators.

### Kitchen/Dining Room

16' 0" x 11' 4" (4.88m x 3.45m) A range of base and wall mounted units with work surfaces over, 1.5 basin sink and drainer with mixer tap, split level oven, induction hob with extractor fan over, space for appliances, double glazed window to the front and door to the side, radiator.

### Bedroom Four/Study

16' 9" x 8' 0" (5.11m x 2.44m) Double glazed window to the front, radiator.

## First Floor

### Landing

Airing cupboard housing combi-boiler, radiator.

### Bedroom One

14' 5" x 11' 2" (4.39m x 3.40m) Double glazed windows to the front, radiator.

### Bedroom Two

13' 2" x 8' 5" (4.01m x 2.57m) Double glazed window to the rear, radiator.

### Bedroom Three

8' 10" x 8' 7" (2.69m x 2.62m) Double glazed window to the rear, access to part boarded loft storage area complete with light, radiator.

### Bathroom

A refitted suite comprising of a panelled bath with shower over, vanity unit wash hand basin, low level WC, heated towel rail, double glazed window to the front.

## Outside

### Rear Garden

A south-westerly facing rear garden, mainly laid to lawn with patio and decked seating areas, shed and timber fencing.

### Parking

Off-road parking to the front of the property.

