

GOODWIN FIELD

NORTHILL



TALISMAN
PROPERTY AGENTS

Asking Price: £685,000

Detached House



4 Bedrooms | 3 Bathrooms | 3 Receptions


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Key Features

- Scenic and prestigious village location
- In proximity to highly rated Ofsted schools, towns and transport links
- A highly substantial, four-bedroom double fronted home, boasting immaculate accommodations
- Two generous formal receptions and a luxurious cloakroom suite, decorated with 'Graham & Brown' wallpaper
- Expansive open-plan kitchen/dining & living area, presenting lavish interior design and bi-folding doors to the rear garden – ideal for hosting and contemporary living
- Comprising underfloor heating throughout the whole of the ground floor
- Approximately 7-years of structural warranty remaining
- Impressively spacious bedrooms and three pristine bathroom suites, including a decorative four-piece family bathroom
- The private rear garden – a peaceful retreat offering established seating areas with pergolas and opportunities for al-fresco dining and outdoor entertainment
- Oversized garage with eaves storage space, a tandem driveway which provides off-road parking for two cars, and potential to park an additional two cars at the front of the property



Description

Nestled in the picturesque village of Northill stands this highly substantial, four-bedroom, double-fronted home. The property has been decorated to a meticulous standard, and flaunts authentic internal spaces and overall immaculate presentation. The ground floor accommodation presents underfloor heating to all areas, two formal receptions, and a luxurious cloakroom suite, decorated beautifully with stylish 'Graham & Brown' wallpaper. An impressive entrance via premium oak double-doors welcomes you into the expansive open-plan kitchen/dining and living area, a staple point of this home, and a flawless example of contemporary style living. The space features a shaker style kitchen in a rich 'Midnight Blue', equipped with a full range of integrated appliances, and the living area offers bi-folding doors to the rear garden, sleek décor and amazing versatility. Accessible from a door in the kitchen is the utility, a practical yet stylised area offering all the essential space and plumbing required, with matching units and worktops. Accommodations on the first-floor impress furthermore, with four immaculate and boastfully spacious bedrooms, which present the potential to integrate additional cupboards and wardrobes, two pristine en-suites, and a tastefully decorated, four-piece family bathroom. The private rear garden is yet another sizeable area which has been thoughtfully re-landscaped, resulting in a sizeable central lawn that's easy to maintain, two formal seating areas with established pergolas, and a patio section, providing opportunities for outdoor lounging, entertaining and al-fresco dining. Further external accommodations include an oversized garage with plenty of eaves storage space, a tandem driveway which provides off-road parking for two cars, and the added opportunity to park an additional two cars at the front of the house if required. This modern home is still within its ten-year structural warranty period, with approximately seven years remaining.



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Reception Areas

Entering the property via the front door presents the magnificent entrance hall, a generous area with understairs storage, a staircase leading to the first floor which has been finished with a 'Herringbone Keswick Cream Fleck Stair Runner', and established wood effect LVT which flows throughout the hallway, reception rooms and cloakroom. Each reception features premium oak doors upon entry, and underfloor heating warms the whole of the ground floor. Both the sitting room and study are well-proportioned. The sitting room additionally features a delightful feature fireplace with a chequered fireback, wooden mantel beam, and an electric wood-burning stove effect fire. The cloakroom is a highly luxurious suite that is beautifully decorated with bougie 'Graham & Brown' wallpaper, 'Tongue & Groove' panelling with 'Dado' railing, and furnished attentively with decorative accent tables.







Open-Plan Kitchen / Living Area and Utility

Entering via oak double doors takes you into the astonishing open-plan kitchen/dining and living area, a lavish and airy space, configured perfectly for contemporary living. This area is particularly versatile, and offers seamless in and out access to the rear garden via bi-folding doors, and is an overall ideal space for hosting family and friends. The bi-folding doors come with fitted electric blinds, and the kitchen area comprises 'Midnight Navy' shaker style units, accompanied by oiled dark oak worktops with a breakfast bar. There is also a large one bowl stainless-steel sink unit with a mixer tap, as well as an extensive range of integrated appliances, including a 'Bosch' double oven, 'Bosch' warming draw, a 'Lamona' five-burner gas hob with an extractor fan above, separate and large fridge and freezer, dishwasher and a wine cooler. The rich colour tones of the kitchen area contrast wonderfully with the rest of the room's light-coloured walls and flooring, and the owner has further complimented the space with furnishings that evoke the atmosphere of an elegant, coastal inspired lounge, with the presence of cross back counter stools at the breakfast bar, with similarly styled chairs around the rustic dining table, and plush settees. The utility room, accessed via an oak door from the kitchen, features matching units and worktop to the kitchen, and has a large one-bowl stainless steel sink unit with a mixer tap. There is also space and plumbing available to have both a washing machine and tumble dryer, and there is a door which leads to the rear garden.







First Floor

The staircase wall presents classic panelling with 'Dado' railing, and ascending it takes you to the spacious first-floor landing with fitted carpet, of which the same is present in all the bedrooms. There is also a hatch to the loft, a sizeable airing cupboard and premium oak doors to all rooms. The first floor presents four well presented and exceptionally spacious bedrooms. The Principal bedroom is particularly substantial, and is decorated with luxury wallpaper from 'Laura Ashley', and bedroom four presents a large four-door fitted wardrobe for ample storage. There are also two pristine en-suites and a tastefully decorated four-piece family bathroom.



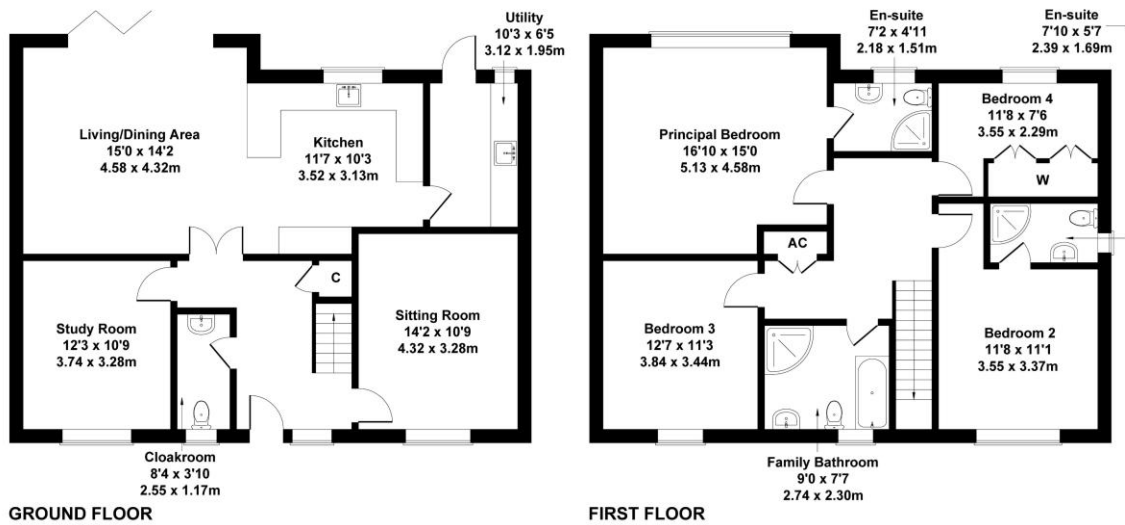


External Areas

The private rear garden offers generous space and presents a peaceful retreat with multiple seating areas accompanied by pergolas, and a nice mixture of sunlit and shaded areas. The pergola belonging to the seating area behind the garage features elegant 'Russian Vine' which blossoms beautifully in the summer, and produces little white flowers, curating a blissful space to relax and indulge in a favourite beverage. The garden's clean and minimalist presentation makes it easily maintainable despite being primarily laid to lawn, and the established patio section offers further hosting opportunities for outdoor lounging, al-fresco dining and entertainment, with seamless flow to the open-plan living area via the bi-folding doors. The rear garden also features an outdoor tap, a door into the garage, and a side gate which leads to the driveway. The garage to the property is oversized and features a high-pitched roof with plenty of eaves storage space, power, light, a manual up & over door, and a tandem driveway directly outside which houses two cars. There is also the opportunity to park an additional two cars in tandem at the very front of the house.

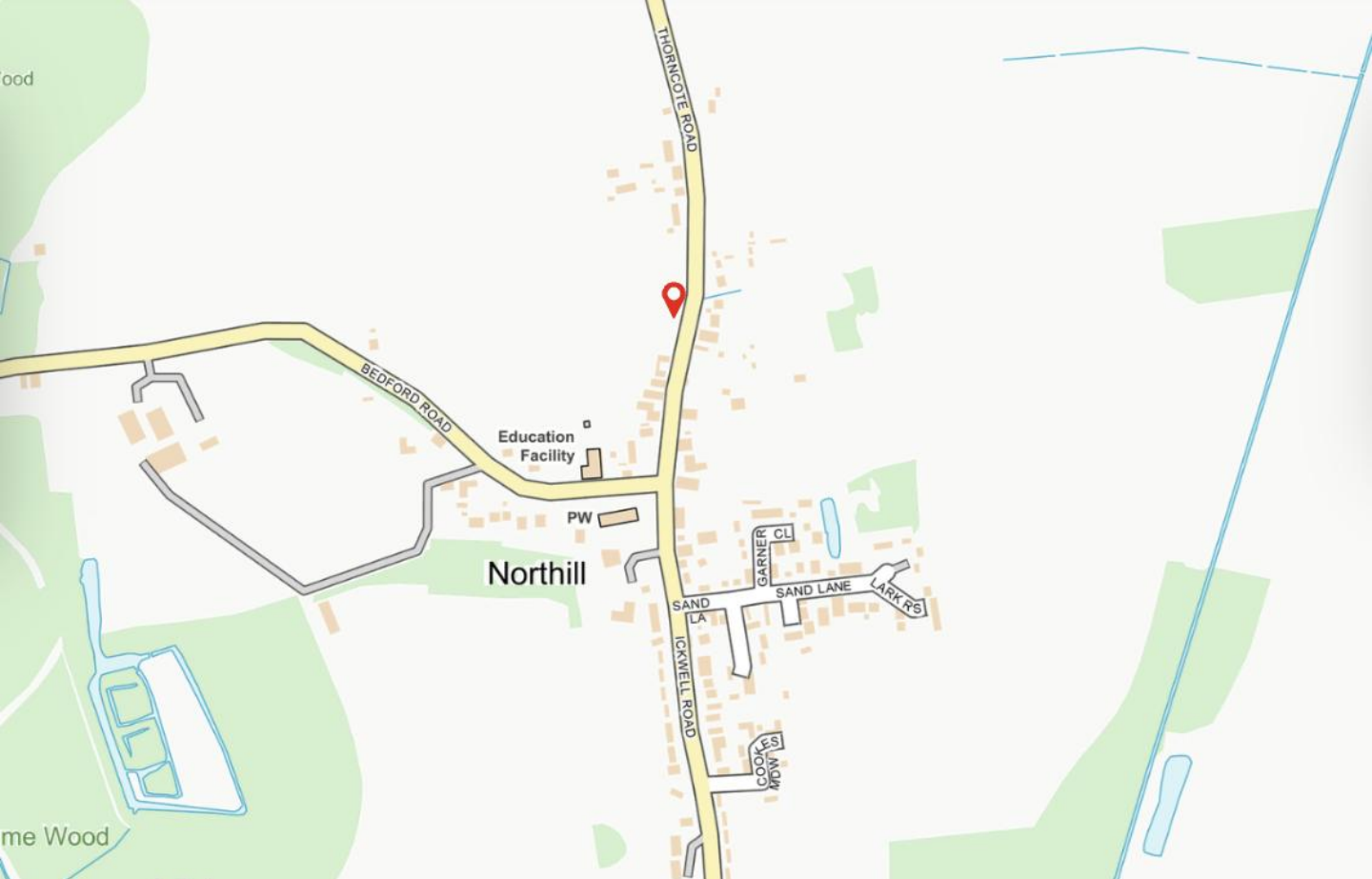


Approximate Gross Internal Area
1905 sq ft - 177 sq m



At a Glance

- EPC: C (78) Potential: B (86)
- Council Tax Band: G (£4,026.71) (Central Bedfordshire Council)
- There is underfloor heating to all rooms on the ground floor
- LPG fired central heating
- The boiler is located in the utility cupboard
- There is approximately 7 years remaining on the structural warranty of the house
- The garage offers eaves storage space, power, light and a manual up & over door
- The airing cupboard features oak double doors, plenty of storage space and houses the hot water cylinder
- There is a light switch in the loft
- There is a service charge of £165 per annum



Northill - A Prestigious Village Set Within Scenic Central Bedfordshire

Set within scenic central Bedfordshire lies the picturesque village of Northill. A prestigious location exuding natural beauty and charm. The village is home to the great 14th century church and 17th Century; The Crown Public House, a traditional pub with a restaurant which cultivates Northill's warm and friendly community, and partly hosts the Ickwell May Day Festival, a yearly celebration which is believed to date back to circa 1565. Northill also offers an Ofsted 'Good' rated lower school (Northill CE Academy) and is in proximity to a variety of other highly rated Ofsted schools in the market towns of Sandy and Potton. Northill is also only half a mile from Shuttleworth, which sits within the parish of Old Warden, and offers Shuttleworth House, a grand building which hosts regular, locally supported events, Shuttleworth College, an aeroplane site and Swiss Garden. In addition to being a picturesque setting, the village is set within easy reach of nearby towns and transport links. Northill is just 4-miles west from the market town of Biggleswade, which offers a wealth of shops and leisure facilities, 7-miles east of Bedford, and only a 30-minute drive to the city of Cambridge. Easy access to the A1(M) provides a direct route to London by car, and commutes by train are best achieved from Biggleswade Station, which provides regular journeys to Kings Cross in approximately 45 minutes.

TO ARRANGE A VIEWING, PLEASE CONTACT TALISMAN PROPERTY AGENTS

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