



Tythe Barn Close

Westoning,
Bedfordshire, MK45 5JT
£430,000

country
properties

Set within a village cul-de-sac, this link-detached family home has the benefit of a single storey extension and garage conversion to further enhance the accommodation. With an emphasis on contemporary open plan living, the property features a fabulous 30ft dual aspect reception with designated areas to relax, cook and dine. Converting the former garage has created a versatile additional room (home office perhaps?) and incorporates a utility area, whilst useful storage space has been retained to front with an electric roller door still in situ. A cloakroom/WC is situated off the entrance porch, whilst the first floor offers three bedrooms (two with built-in wardrobes) and a family bathroom. The property also has the benefit of driveway parking.

Convenient commuter links are available with mainline rail stations at both neighbouring Flitwick or Harlington, and the M1 (J12) all within 2 miles. EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via entrance door with opaque double glazed inserts and sidelight. Radiator. Built-in storage cupboard. Doors to kitchen/dining/living room and to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: WC and pedestal wash hand basin with tiled splashback. Wood effect flooring.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

Dual aspect via two double glazed windows to front and double glazed French doors to rear with matching sidelights and windows at either side. Three double glazed skylights. A range of wall and base mounted kitchen units with work surface areas incorporating ceramic sink and drainer with mixer tap. Space for range style oven with extractor over. Integrated fridge/freezer. Two electric panel heaters. Three radiators. Wood effect flooring. Stairs to first floor landing. Door to:

STUDY/UTILITY ROOM

Space for washing machine and tumble dryer. Recessed spotlighting to ceiling. Cupboard housing meters. Opaque double glazed door to rear aspect. Door to store.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Radiator. Hatch to loft with ladder. Built-in cupboard housing gas fired boiler. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Radiator. Wood effect flooring. Built-in wardrobe.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Built-in wardrobe.

BEDROOM 3

Double glazed window to rear aspect. Radiator.



FAMILY BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Bath with mixer tap/shower attachment and electric shower over, WC with concealed cistern and wash hand basin with mixer tap. Wall tiling. Radiator. Recessed spotlighting to ceiling.

OUTSIDE

FRONT GARDEN

Mainly laid to block paving.

REAR GARDEN

Immediately to the rear of the property is a paved patio area leading to lawn with gravel borders. Enclosed by timber fencing and mature hedging.

OFF ROAD PARKING

Hard standing driveway providing off road parking.

STORE

(Part of former garage). Electric roller door. Power and light. Door to study/utility room.

Current Council Tax Band: D.

WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

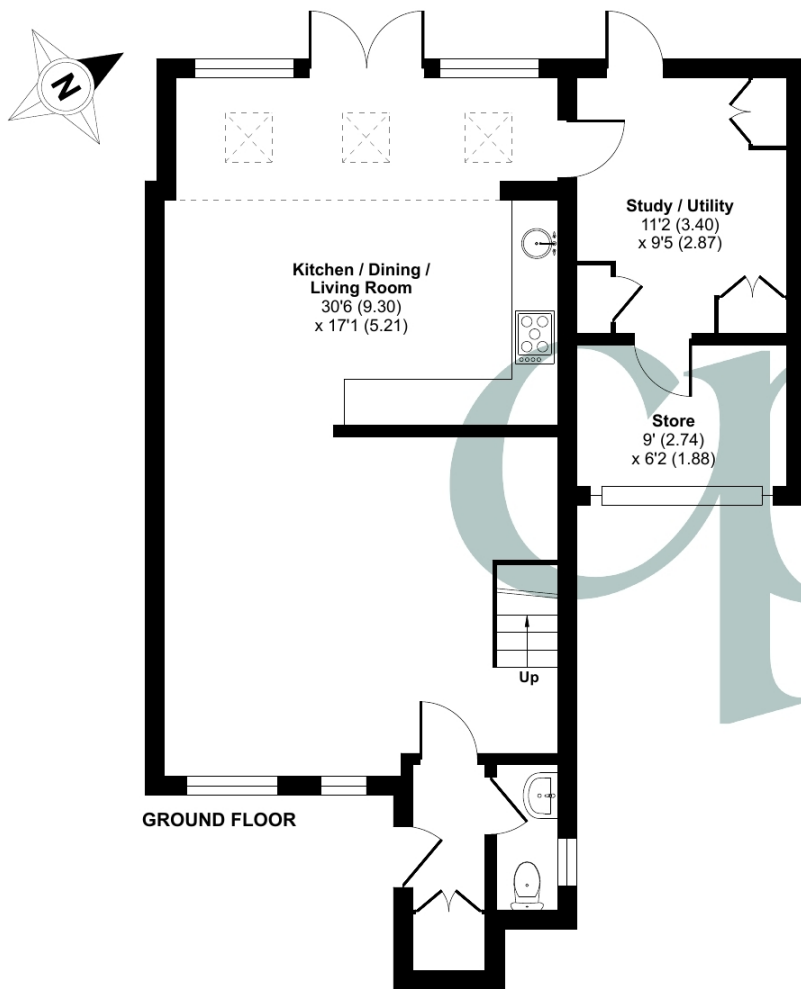
ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

Details of the solicitor/conveyancer acting for you in your purchase.

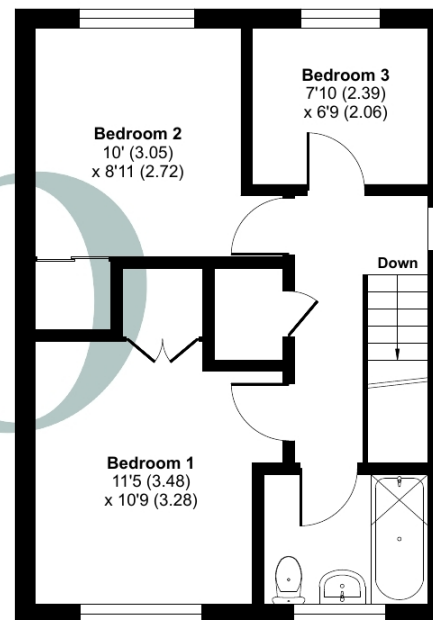
A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.





GROUND FLOOR



FIRST FLOOR

Approximate Area = 1110 sq ft / 103.1 sq m
 Store = 57 sq ft / 5.2 sq m
 Total = 1167 sq ft / 108.3 sq m
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	84
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1135280

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

Viewing by appointment only

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

country
properties