

THOMAS CONNOLLY

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT

1 Merchant Lane, Cranfield, Bedford. MK43 0DA

Offers in excess of £950,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Thomas Connolly Estate Agents are thrilled to offer this extensively improved detached family home which provides versatile accommodation options. Set within the rural location of Cranfield, this is an absolute must see as this property offers four / five bedrooms, four bathrooms, a double garage, a sweeping wrap around garden plot, accessed via private electrical gates and offers an array of local amenities including schools, shops, traffic links and more.

Accommodation briefly comprises; open and spacious entrance hall with stairs to first floor, sitting room, cloakroom, a study / family room, a heavily extended and beautifully presented open plan kitchen / family / dining / snug and relaxing area with beautifully present glazed doors to the outside. There is also an open access to an additional area which is suitable for an additional bedroom / family room / games room / fitness studio with guest ensuite. There is also a utility room.

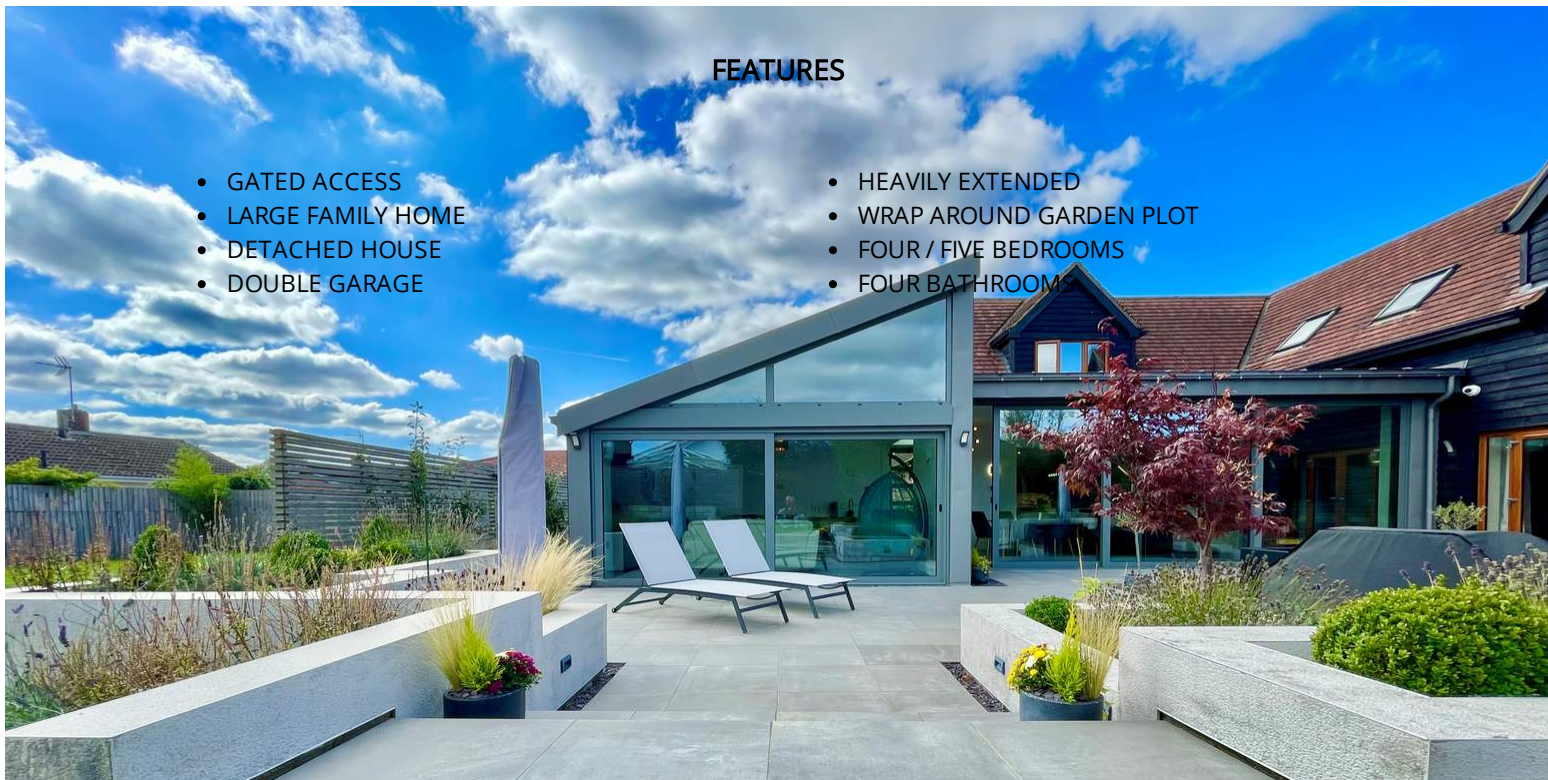
First floor accommodation offers a mezzanine type landing with access to all four bedrooms. The master bedroom offers a walk through dressing area with feature wardrobes and en-suite. The guest bedroom also offers an ensuite. There is also a family bathroom. Outside offers a sweeping corner plot with wrap around enclosed garden with a heavily extended featuring patio space providing relaxing accommodation with boarders, steps and a barbeque area with gated access. To the front there is an electrically operated gate access which provides a driveway for side by side parking leading to a double garage (there is also additional space for parking to the front). The property further benefits from double glazing, gas to radiator heating and is offered for sale with no upper chain.

Please contact Thomas Connolly Estate Agents for further information relating to this property or to confirm viewing arrangements.

If you are thinking of buying, selling, renting or require mortgage advice, please do not hesitate to contact us to see how we can help you.

FEATURES

- GATED ACCESS
- LARGE FAMILY HOME
- DETACHED HOUSE
- DOUBLE GARAGE
- HEAVILY EXTENDED
- WRAP AROUND GARDEN PLOT
- FOUR / FIVE BEDROOMS
- FOUR BATHROOMS



ROOM DESCRIPTIONS

ENTRANCE HALL

CLOAKROOM

SITTING ROOM

15' 7" x 18' 5" (4.75m x 5.61m) 15' 3" x 19' 9" (4.65m x 6.02m)

STUDY / STUDIO

11' 4" x 13' 1" (3.45m x 3.99m)

OPEN PLAN KITCHEN DINING ROOM

25' 10" x 34' 5" (7.87m x 10.49m)

UTILITY ROOM

6' 3" x 11' 4" (1.91m x 3.45m)

FAMILY ROOM

18' 5" x 15' 7" (5.61m x 4.75m)

GYM / BEDROOM FIVE

13' 6" x 15' 7" (4.11m x 4.75m)

EN SUITE TO GYM / BEDROOM FIVE

FIRST FLOOR

BEDROOM ONE

15' 4" x 19' 7" (4.67m x 5.97m)

DRESSING AREA AND EN SUITE TO BEDROOM ONE

BEDROOM TWO

15' 4" x 8' 9" (4.67m x 2.67m)

EN SUITE TO BEDROOM TWO

BEDROOM THREE

15' 4" x 10' 0" (4.67m x 3.05m)

BEDROOM FOUR

9' 6" x 8' 8" (2.90m x 2.64m)

FAMILY BATHROOM

FRONT AND REAR GARDENS

DOUBLE GARAGE WITH OFF ROAD PARKING

PLEASE NOTE

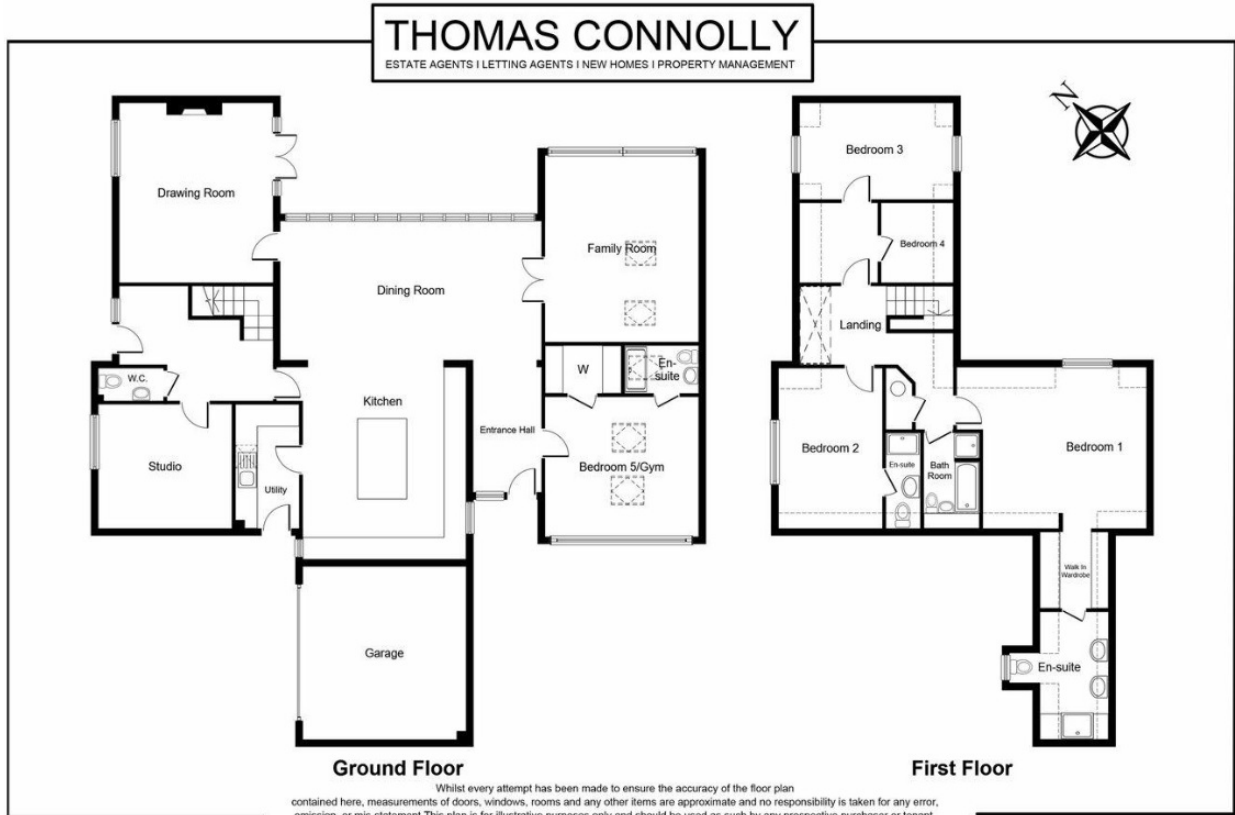
These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor







FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	