



Home Farm Way

Westoning,
Bedfordshire, MK45 5LL
Offers Over £550,000

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properties

This well-proportioned detached family home is set in a corner position within a popular village. An entrance lobby leads into the spacious hallway with adjacent cloakroom/WC, also accessing the 19ft living room with feature fireplace and fitted kitchen/breakfast room leading to utility. A separate dining room with patio door to rear links both rooms. There are four double bedrooms to the first floor, the principal with en-suite shower room, plus a family bathroom. The enclosed garden wraps around the side and rear of the property, and parking is provided via a driveway and double garage with electric door. The property is a few minutes stroll (360ft) from the local post office/convenience store, butchers and pub/restaurant, and 0.1 miles from the village lower school. Commuter links are available via the M1(J12) and mainline rail stations at both Flitwick and Harlington, all within 1.9 miles. EPC Rating: D.

- Double garage with electric door
- Enclosed garden wrapping around side and rear
- 19ft living room with feature fireplace
- Separate dining room
- Fitted kitchen/breakfast room
- Useful utility
- Ground floor cloakroom/WC
- Four double bedrooms (principal with en-suite)
- First floor family bathroom
- Driveway parking



GROUND FLOOR

ENTRANCE LOBBY

Accessed via part double glazed front entrance door with matching sidelight. Double glazed window to side aspect. Electric meter. Recessed spotlighting to ceiling. Opaque double glazed door with matching sidelight to:

ENTRANCE HALL

Stairs to first floor landing with built-in storage cupboard beneath. Radiator. Wood effect flooring. Doors to living room, kitchen/breakfast room and to:

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: WC with concealed cistern and pedestal wash hand basin with mixer tap. Fitted storage. Part tiled walls. Radiator. Wood flooring.

LIVING ROOM

Double glazed bow window to front aspect. Feature fireplace surround housing coal effect gas fire. Two radiators. Glazed double doors to:

DINING ROOM

Double glazed sliding patio door to rear aspect. Radiator. Door to:

KITCHEN/BREAKFAST ROOM

Dual aspect via double glazed windows to rear and side. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap (and water softener), and Neff induction hob with extractor over. Built-in Neff double oven. Space for dishwasher, washing machine and refrigerator. Tiled splashbacks. Radiator. Recessed spotlighting to ceiling. Wood effect flooring. Opaque glazed door to:

UTILITY ROOM

Dual aspect via double glazed windows to front and rear. Part double glazed door to side aspect. Base units with work surface area incorporating sink and drainer with mixer tap. Tiled splashback. Appliance space. Radiator. Floor tiling.

FIRST FLOOR

LANDING

Opaque double glazed window to side aspect on stairway. Hatch to loft with pull-down ladder, boarding and light. Built-in airing cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Radiator. Fitted wardrobe. Door to:



EN-SUITE SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Corner shower cubicle with shower unit, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

BEDROOM 2

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

BEDROOM 3

Double glazed window to rear aspect. Radiator.

BEDROOM 4

Two double glazed windows to front aspect. Radiator. Fitted wardrobe.

FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Panelled bath with glazed screen and shower over, close coupled WC and wash hand basin with storage beneath. Part tiled walls. Radiator.

OUTSIDE

FRONT GARDEN

Wide paved pathway leading to front entrance door and gated side access. Gravelled areas to either side. A variety of shrubs.



SIDE/REAR GARDEN

Paved seating area to rear which wraps around the side of the property. Lawn with mature shrub borders. Garden shed. Enclosed by brick walling and timber fencing with gated side access.

DOUBLE GARAGE

Electric roller door. Double glazed window to rear aspect. Courtesy door to side leading to garden.

OFF ROAD PARKING

Hard standing driveway leading to double garage. Paved area to side with shrub border.

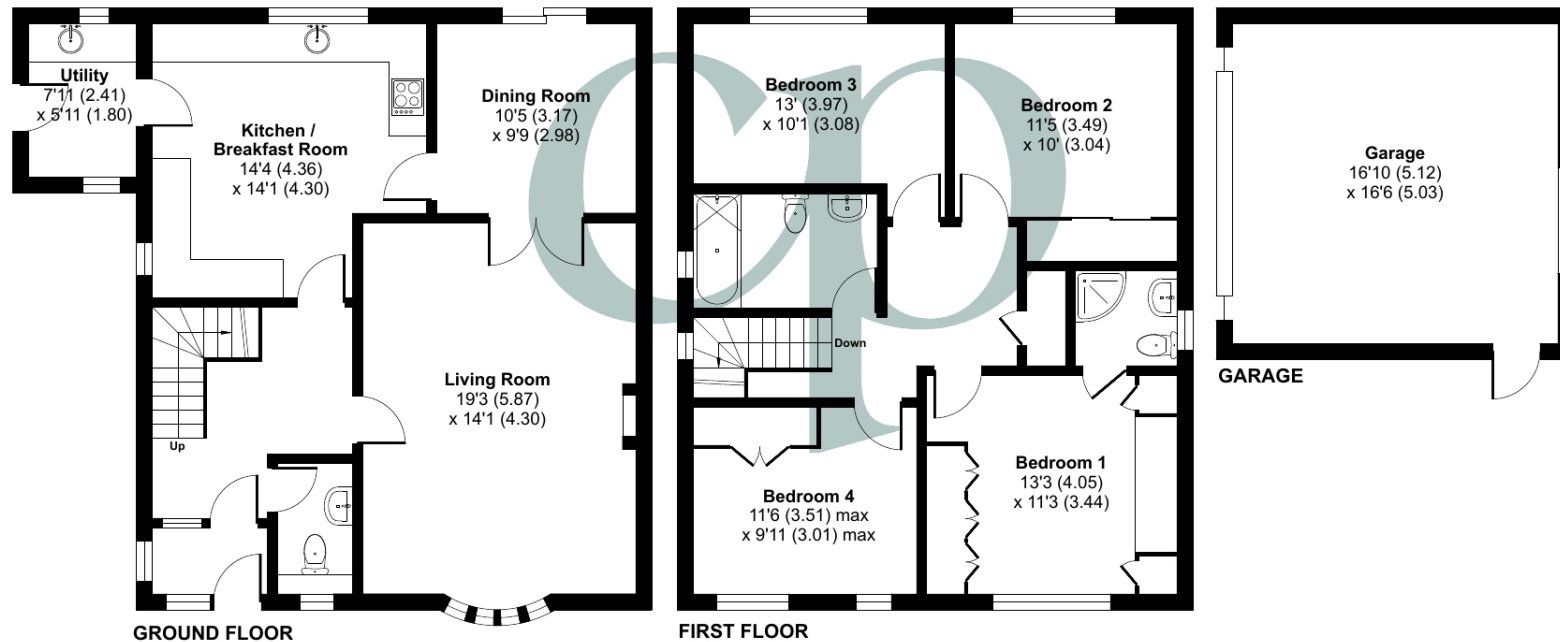
Current Council Tax Band: F(i)



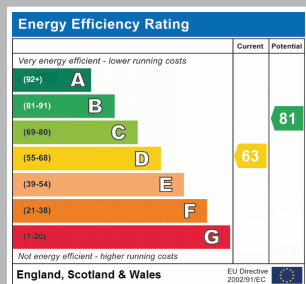




Approximate Area = 1521 sq ft / 141.3 sq m
Garage = 277 sq ft / 25.7 sq m
Total = 1798 sq ft / 167 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Country Properties. REF: 1290359



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Viewing by appointment only

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