



# Maple Close

Pulloxhill,  
Bedfordshire, MK45 5EF  
£900,000

country  
properties



Featuring an impressive 3,227 sq.ft of accommodation (inc. garage) this detached family residence is tucked away at the end of a cul-de-sac within a desirable village development. Entering through an impressive double-height reception hall, you are led to a triple aspect living room with part vaulted ceiling, wonderful open plan kitchen/dining/family room (the perfect space for the family to gather and entertain) with adjacent utility, separate study and cloakroom/WC. The five double bedrooms all incorporate fitted storage, two of which also feature a dressing area and en-suite shower room, whilst the family bathroom includes a five piece suite with bath and walk-in shower. Enjoying a south-easterly aspect, the generous rear garden features a large patio seating area and extensive lawn, and off road parking is provided via the driveway which leads to the double garage with twin electric doors. EPC Rating: C.

- 3,227 sq.ft approx. (inc. double garage)
- Triple aspect living room with part vaulted ceiling
- Fabulous open plan kitchen/dining/family room
- Useful utility room
- Separate study
- Ground floor cloakroom/WC
- Five double bedrooms (two with dressing area & en-suite)
- Four piece family bathroom
- Generous rear garden with south-easterly aspect
- Double garage with electric doors and driveway parking



## LOCATION

The charming Mid Bedfordshire village of Pulloxhill has a public house, lower school and Norman Church as well as great countryside walks nearby. Maple Close is situated on the village outskirts and the adjoining parish of Flitton and Greenfield provides a village hall with recreation ground as well as further public houses/eateries. The property is within a short walk (0.3 miles) of Greenfield's highly regarded Lower School which has the Ofsted rating of 'Outstanding' whilst Bedford's private Harpur Trust schools are within 13 miles. Commuters are well served via the mainline rail station at nearby Flitwick (approx. 1.8 miles) which provides a rail service to London St Pancras within 40 minutes approx. The historic Georgian market town of Ampthill lies approx. 4.5 miles distant and offers a Waitrose supermarket, variety of restaurants, boutique style shops and parkland whilst the city of Milton Keynes is within 20 miles.

## GROUND FLOOR

### RECEPTION HALL

Double glazed front entrance door with opaque double glazed inserts and matching sidelights. Double glazed window to side aspect. Stairs to first floor landing with built-in storage cupboard beneath. Doors to living room, kitchen/dining room, study and to:

### CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and pedestal wash hand basin with tiled splashback. Radiator. Floor tiling.

### LIVING ROOM

Triple aspect via double glazed window to front and two double glazed windows to either side. Wall mounted electric fire. Two radiators. Part vaulted ceiling with recessed spotlighting.

### KITCHEN/DINING/FAMILY ROOM

Dual aspect via double glazed windows to side and rear and twin sets of double French doors with matching sidelights and top openers to rear. A range of base and wall mounted units with granite work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Space for American style fridge/freezer and range style oven (with extractor over). Integrated dishwasher. Island unit with granite top providing additional storage. Three radiators. Part wood effect/part tiled flooring. Recessed spotlighting to ceiling. Door to:

### UTILITY ROOM

Double glazed window and part double glazed door to side aspect. Work surface area incorporating 1½ bowl sink and drainer with mixer tap and storage units beneath. Space for washing machine, tumble dryer and fridge/freezer. Wall mounted gas fired boiler. Floor tiling.

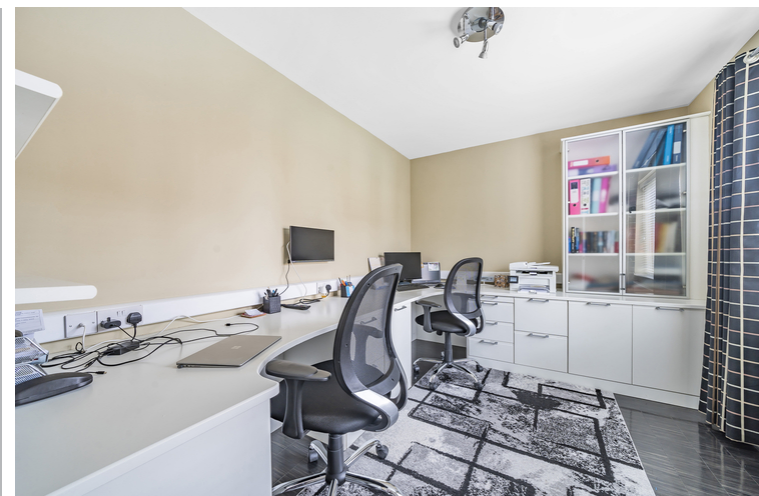
### STUDY

Double glazed window to front aspect. Radiator. Fitted desk and storage units.

## FIRST FLOOR

### LANDING

Double glazed window to front aspect with electric blind. Two radiators. Recessed spotlighting to ceiling with hatch to loft. Built-in airing cupboard plus additional storage cupboard. Doors to all bedrooms and family bathroom.





## BEDROOM 1

Double glazed windows to either side aspect. Radiator. Fitted storage units. Recessed spotlighting to ceiling. Open access to:

### DRESSING AREA (1)

Fitted wardrobes. Recessed spotlighting to ceiling. Door to:

### EN-SUITE SHOWER ROOM (1)

Opaque double glazed window to side aspect. Three piece suite (refitted September 2023) comprising: Walk-in shower, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Wood effect flooring. Recessed spotlighting to ceiling.

## BEDROOM 2

Two double glazed windows to front aspect. Two radiators. Fitted drawer units. Recessed spotlighting to ceiling. Door to en-suite shower room. Open access to:

### DRESSING AREA (2)

Double glazed window to rear aspect. Fitted wardrobes. Radiator.

### EN-SUITE SHOWER ROOM (2)

Double glazed skylight. Three piece suite comprising: Walk-in shower, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Heated towel rail. Recessed spotlighting to ceiling.

## BEDROOM 3

Double glazed window to rear aspect. Fitted wardrobes. Radiator. Recessed spotlighting to ceiling.

## BEDROOM 4

Double glazed window to front aspect. Fitted wardrobes and storage. Radiator. Recessed spotlighting to ceiling.





## BEDROOM 5

Double glazed window to rear aspect. Fitted wardrobes. Radiator. Recessed spotlighting to ceiling.

## FAMILY BATHROOM

Opaque double glazed window to rear aspect. Four piece suite comprising: Bath with mixer tap/shower attachment, walk-in shower, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Heated towel rail. Recessed spotlighting to ceiling. Tile effect flooring.

## OUTSIDE

### REAR GARDEN

Immediately to the rear of the property is a large paved patio seating area with gazebo (hot tub available via separate negotiation), leading to the extensive lawned garden. A variety of mature shrubs and trees. Outside lighting and irrigation system. Garden shed. Enclosed by timber panelled and post and rail fencing with gated side access.

### DOUBLE GARAGE

Twin electric doors. Part glazed courtesy door to rear garden. Power and light.

### OFF ROAD PARKING

Driveway providing off road parking in front of double garage.

Current Council Tax Band: G.

## 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.



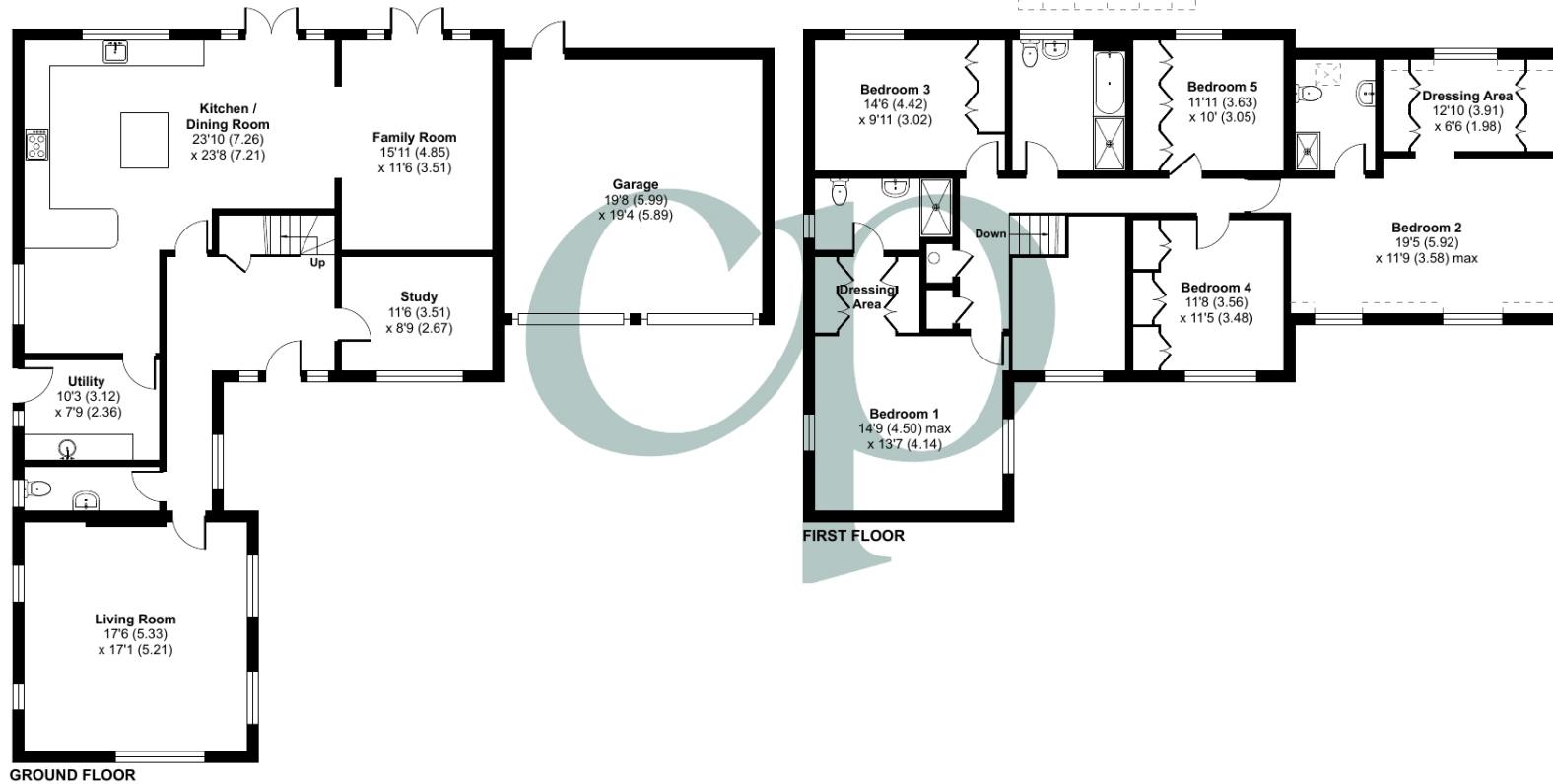




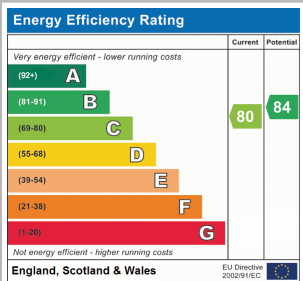


Approximate Area = 2836 sq ft / 263.5 sq m  
 Limited Use Area(s) = 20 sq ft / 1.9 sq m  
 Garage = 371 sq ft / 34.5 sq m  
 Total = 3227 sq ft / 299.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Country Properties. REF: 1107884



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

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