



The Glebe, Gravenhurst, Bedford MK45 4JA

| Satchells



4 Bedroom Semi-Detached House Offers in Excess of £525,000 Freehold

Set within a peaceful and tranquil village on a private road is this stunning four double bedroom semi-detached property. This property comes with two additional loft rooms, sound proof studio/garage, ample parking and provides lovely views of the local countryside.

- Four double bedrooms
- Converted loft with two additional rooms
- Private road
- Village location with stunning countryside views
- South-Easterly facing rear garden
- En-suite to principal bedroom
- Sound proof garage/studio room
- Potential to extend (STP)
- Highly rated Ofsted schooling nearby
- EPC rating D. Council tax band D



Ground Floor

Living/Dining Area:

Abt. 24' 5" x 12' 1" (7.44m x 3.68m) Dual aspect room with feature log burner. Bay window. Wooden flooring.

Kitchen:

Abt. 12' 11" x 11' 4" (3.94m x 3.45m) Tiled flooring with a range of fitted units. Appliances include double oven, induction hob and stainless steel sink. Access to side lean-to.

Conservatory:

Abt. 10' 5" x 6' 4" (3.17m x 1.93m) UPVC structure laid with tiled flooring and access to patio area.

Utility Area:

Abt. 11' 6" x 11' 2" (3.51m x 3.40m) Fitted units with sink, cupboard storage and access to downstairs cloakroom.

First Floor

Principal Bedroom:

Abt. 15' 8" x 13' 10" (4.78m x 4.22m) Dual aspect room with access to ensuite shower room. Wooden flooring. Radiator.

Bedroom Two:

Abt. 16' 7" x 10' 4" (5.05m x 3.15m) Double room with radiator and views over rear garden.

Bedroom Three:

Abt. 11' 1" x 10' 1" (3.38m x 3.07m) Small double bedroom. Carpet flooring with radiator and views over countryside.

Bedroom Four:

Abt. 8' 5" x 7' 7" (2.57m x 2.31m) Single bedroom with wooden flooring with radiator.



Family Bathroom:

Suite comprising panelled bath, low level flush WC and hand wash basin.

Second Floor

Loft Rooms:

Two additional rooms both with skylights and storage area. Potential for additional bedroom with ensuite facilities subject to planning permissions.

Outside

Front Garden:

Paved driveway with side access to rear garden.

Rear Garden:

Mainly laid to lawn with a patio area currently housing six-seater table. Garage/studio room to rear.

Additional Information

About the Area:

Gravenhurst is a small hamlet in a rural location surrounded by open fields and farmland. The nearby village of Shillington has a local shop but more comprehensive facilities can be found in the nearby market town of Hitchin or Flitwick which has rail services to London in approximately 35 minutes.

Agents Note:

Draft particulars yet to be approved by the vendor and may be subject to change.

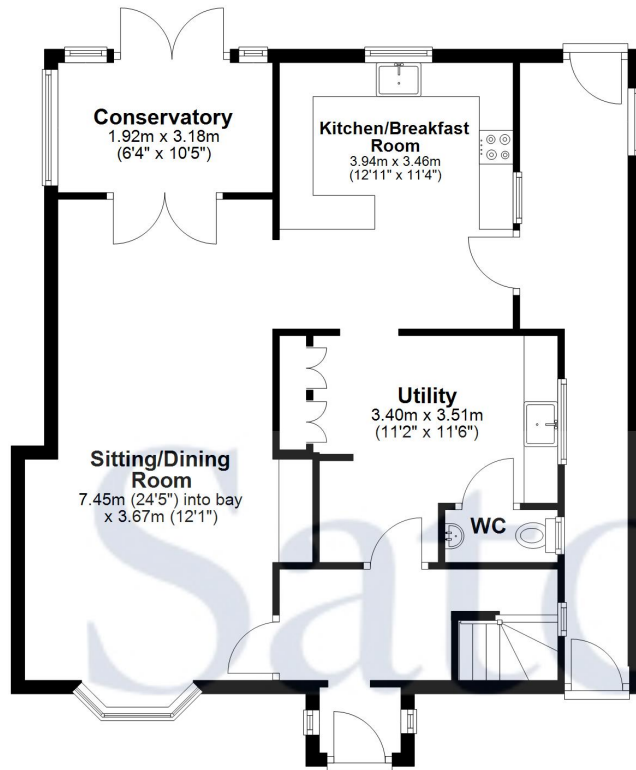
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It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

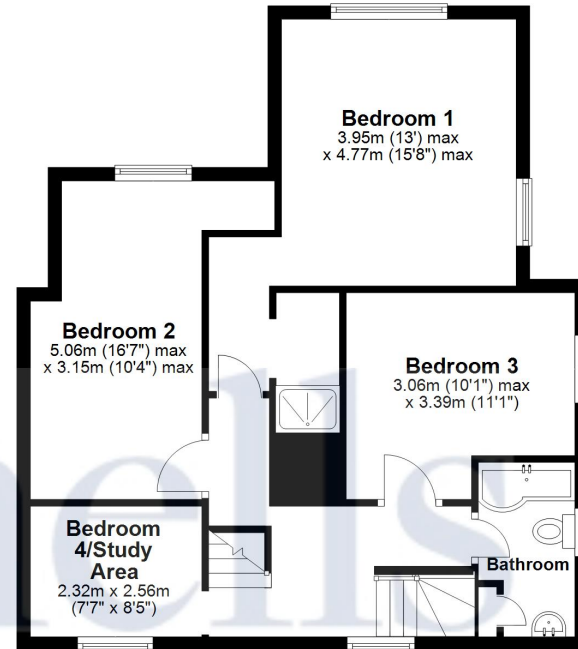
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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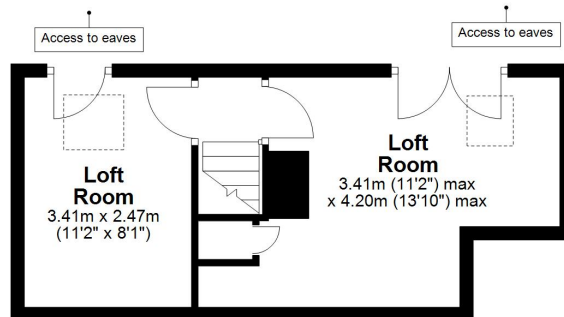
Ground Floor



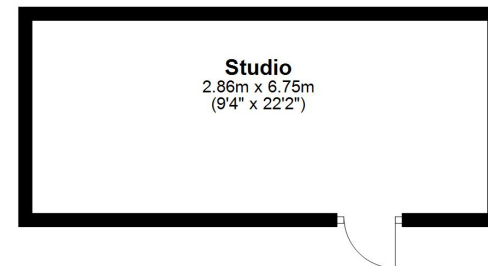
First Floor



Second Floor



Outbuilding 1



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.