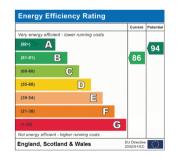
# broperties vinnos HG6 EFM Wooton, Bedfordshire, syslnosqmodT, I

1ST FLOOR 633 sq.ft. (58.8 sq.m.) ap





Offers in Excess of £580,000



TOTAL FLOOR AREA : 1722 sq.ft. (160.0 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the flooring an contained here, measurements of dors, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025

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 | 1, Church Street | MK45 2PJ T: 01525 403033 | E: ampthill@country-properties.co.uk www.country-properties.co.uk

country properties

A stunning five bedroom detached family home with all the bells and whistles! Spanning over 1700sqft, this beautifully presented turn-key home with ample parking, detached garage and south-west facing garden, all within the amazing school catchment, is a real contemporary haven.

- Five double bedrooms across three floors.
- Stunningly presented throughout.
- Detached garage and private driveway providing ample off-road parking.
- Open plan family living opening onto the garden.
- Separate lounge and office on ground floor.
- Large main bedroom with dressing room and ensuite.
- Landscaped south-west facing rear garden.

#### **Ground Floor**

#### **Entrance Hall**

Entrance door to the front, under stairs cupboard, double glazed window to the front, radiator.

#### Lounge

17' 6" x 11' 7" (5.33m x 3.53m) Double glazed bay window to the front, radiator, double doors opening to:

#### Kitchen/Dining Room

26' 5" x 10' 7" (8.05m x 3.23m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer with filtered mixer tap and water softener fitted, integrated split-level ovens and induction hob with extractor, integrated AEG fridge freezer, integrated dishwasher and washing machine, glazed French doors opening to the garden, double glazed window to the rear, gas boiler, two radiators.

#### Office

10' 1" x 7' 11" (3.07m x 2.41m) Double glazed window to the front, radiator.

#### **First Floor**

#### Landing

Airing cupboard housing hot water tank, double glazed window to the front.

#### Bedroom One

11' 7" x 11' 1" (3.53m x 3.38m) Double glazed window to the front, radiator, walk-in wardrobe.







#### Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, double glazed window to the rear, radiator.

#### **Bedroom Two**

11' 4" x 9' 6" (3.45m x 2.90m) Double glazed window to the rear, radiator.

#### **Bedroom Three**

13' 1" x 8' 1" (3.99m x 2.46m) Double glazed window to the front, radiator.

#### Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, double glazed window to the rear, radiator.

#### Second Floor

### Outside

#### Rear Garden

A landscaped south-west facing rear garden with pergola covered patio seating area and sleeper-lined raised lawn, access to the garage.

#### Garage

Detached single garage with power and light.

#### Parking

Private driveway at the end of the cul-desac with 2 EV charging points to the side of the property.

#### NB

It is becoming increasingly likely that



#### **Bedroom Four**

15' 9" x 11' 1" (4.80m x 3.38m) Skylight window to the rear and double glazed window to the front, radiator.

#### Shower Room

A suite comprising of a shower cubicle, low level WC, wash hand basin, double glazed window to the rear, radiator.

#### **Bedroom Five**

15' 8" x 11' 9" (4.78m x 3.58m) Skylight window to the rear, double glazed window to the front, radiator.

modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.