



Shillington, Bedfordshire. SG5 3NY







## 4 Bedroom Detached House

### £820,000 Freehold

A stunning four-bedroom family home with far reaching stunning views, situated in a quiet local village. Private drive leading to good size garage and access to the garden. Outside entertainment area, internally there are three reception areas. Downstairs cloakroom, utility. An amazing family kitchen, all integrated appliances with large bifold leading out onto a patio. Ensuite to the master and much much more. A must-see property! Possibility of buying further land at the rear.



- Stunning four bedroom luxury family home
- Large kitchen, utility and downstairs cloakroom
- En-suite to master
- Air source heat pump system
- Underfloor Amtico heating
- Three reception rooms
- Large driveway and ample parking
- Large garden with stunning views
- Garage
- Close to Regina Caeli private school
- Awaiting EPC - Awaiting council tax band

## **Ground Floor**

### **Entrance:**

Via a composite door leading to:

### **Hallway:**

Amitco heated flooring, Oak staircase to first floor. Storage cupboard beneath. Oak doors throughout the house. Door to:

### **Study:**

Abt. 11' 7" x 7' 9" (3.53m x 2.36m) Double glazed sash window. Tv point.

### **Cloakroom:**

Partly tiled. Push-button low-level WC. Wash basin with chrome mixer tap. Storage. Underfloor heating. Tiled flooring. Extractor. Obscure glazed sash window to front.

### **Kitchen/Family Room:**

Abt. 22' 8" x 17' 3" (6.91m x 5.26m) An excellent selection of base and wall units with soft close doors and draws. All Integrated Siemens appliances. Tall upright larder style cupboard. Induction hob and ceiling mounted extractor. Large island unit cupboard and drawers. Sink unit with mixer taps. Recessed spotlights. Quartz worksurfaces and matching upstands. Amtico flooring heating. Double glazed Bi folds with double glazed sash windows. Door to:

### **Utility:**

Abt. 9' 5" x 6' 5" (2.87m x 1.96m) An excellent selection of base and wall units. Quartz worksurfaces and marching upstands. Space and plumbing for washing machine, space for tumble dryer. Stainless steel double drainer sink unit with chrome mixer tap. Double glazed sash window to side.

### **Lounge:**

Abt. 20' 5" x 11' 7" (6.22m x 3.53m) Uvpc double glazed French doors leading out to the garden. TV point, large fire place for a log burner.

## **First Floor**

### **Master Bedroom:**

Abt. 13' 1" x 12' 2" (3.99m x 3.71m) Upvc double glazed French doors opening onto a Juliet balcony, far reaching views across the village. Wrought iron safety rail. TV point. Vertical radiators. Door to:

### **En-suite:**

Obscure double-glazed sash window to side, white suite comprising push-button low-level WC, wash basin with chrome mixer taps. Vanity Unit and corner glazed shower cubicle with matching screen door and fixed flexible showerhead. Heated chrome towel rail, extractor fan, Spotlights, Part tiled walls. Tiled flooring.

### **Bedroom Two:**

Abt. 13' 11" x 9' 6" (4.24m x 2.90m) Two vertical radiators. Double glazed sash window to rear.

**Bedroom Three:**

Abt. 12' 4" x 12' 3" (3.76m x 3.73m) Double glazed sash window to front. Two vertical radiators.

**Bedroom Four:**

Abt. 13' 6" x 12' 3" (4.11m x 3.73m) Double glazed sash window to the rear with great views. Two vertical radiators.

**Family Bathroom:**

Obscure double-glazed sash window to front, fitted white suite comprising push-button low-level WC. Washbasin with chrome mixer tap set in a vanity unit with drawers and corner glazed shower cubicle with fixed and flexible showerheads. Part tiled walls. Tiled flooring. Recessed spotlights. Extractor fan. Heated towel rail.

**Outside****Rear Garden:**

The garden is mainly laid to lawn, with a patio area outside bifold and by rear of garage. Views across the paddock. There is an opportunity to purchase some of the paddock behind the property as a separate purchase for £32,000.



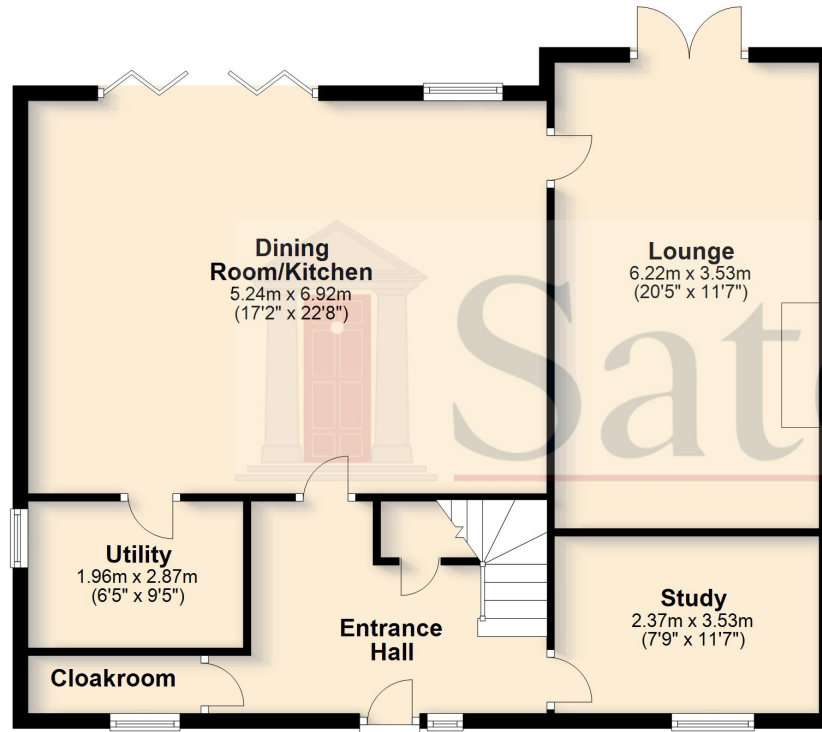




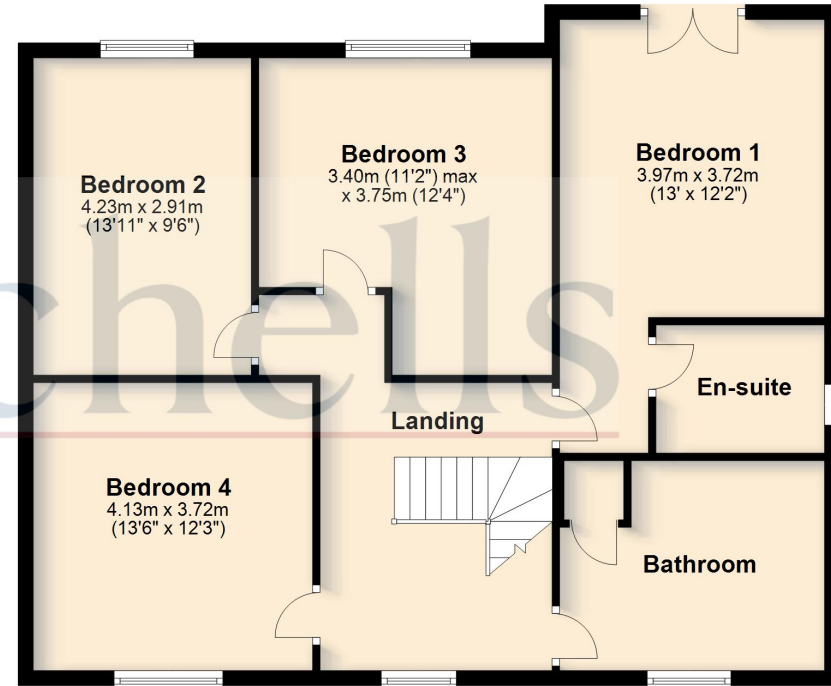
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**Ground Floor**



**First Floor**



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.