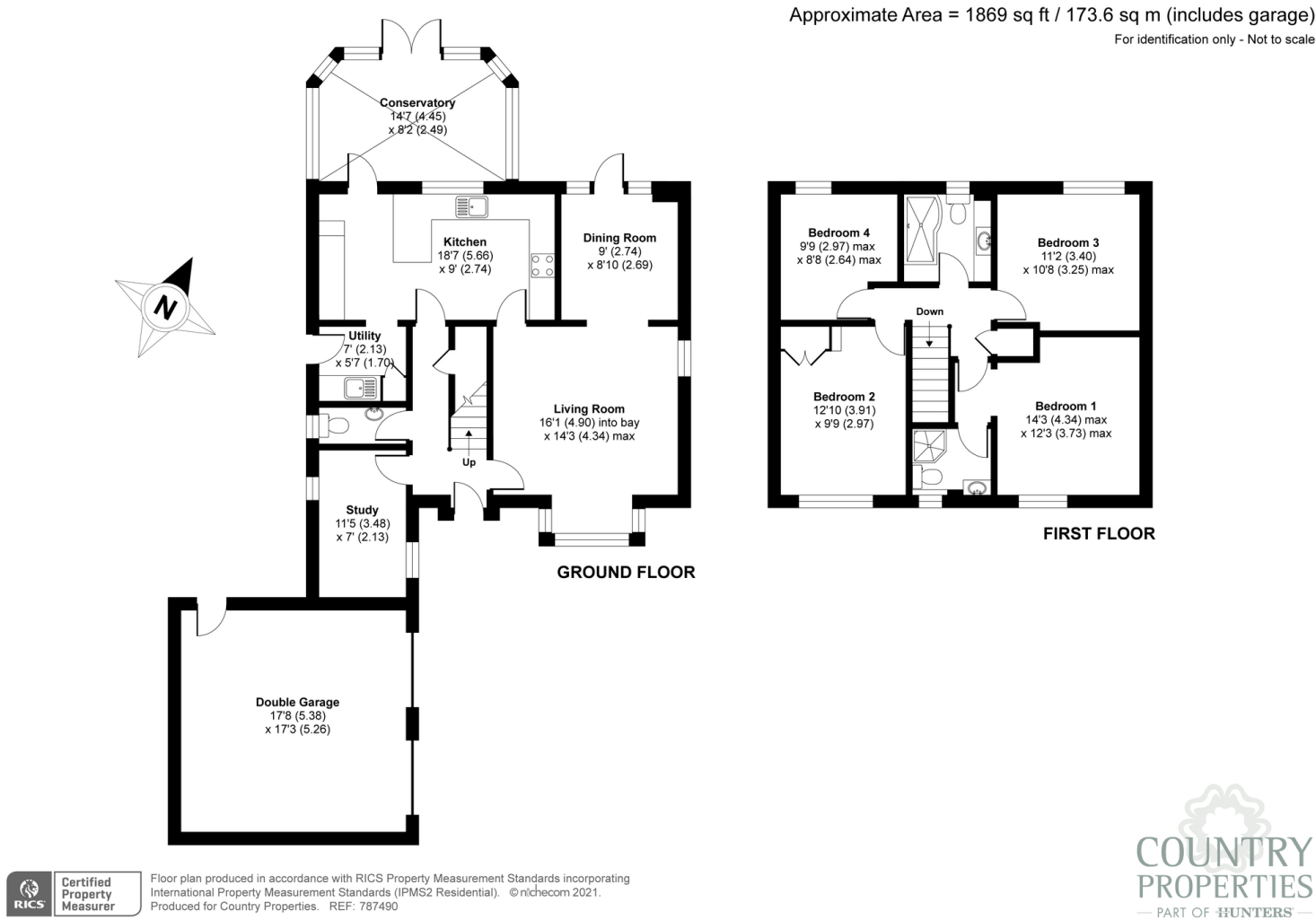


Floor Plans



5, Sybils Way

Houghton Conquest, Bedfordshire,
MK45 3AQ
Offers in Excess of £450,000

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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COUNTRY PROPERTIES
— PART OF HUNTERS —

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A truly stunning family residence set in a premier location in the village of Houghton Conquest, located at the rear of a cul-de-sac with panoramic views overlooking farmland. To be sold with no upper chain.

- Magnificent refitted kitchen/breakfast room.
 - Refitted family bathroom suite.
 - Double garage and ample off-road parking.
- Spacious lounge with feature fireplace.
 - Four bedrooms.
 - Front and rear gardens.

Ground Floor

Entrance Porch

Outside light, double glazed entrance door.

Entrance Hall

Stairs rising to first floor, under stairs cupboard, engineered oak flooring, radiator, doors to:

Cloakroom

A suite comprising of a low level WC, wash hand basin, tiling to splashbacks, radiator, double glazed window to the side.

Lounge

16' 1" into bay x 14' 3" max. (4.90m x 4.34m) Feature fireplace, coving, two radiators, double glazed bay window to the front, arch opening into:

Dining Room

9' 0" x 8' 10" (2.74m x 2.69m) Double glazed Georgian style door and window to the rear, coving, radiator.

Study

11' 5" x 7' 0" (3.48m x 2.13m) Double glazed windows to the front and rear, fitted carpet, radiator.

Kitchen/Breakfast Room

18' 7" x 9' 0" (5.66m x 2.74m) A newly refitted kitchen comprising base and wall mounted units with cabinet lighting and Coman work surfaces, all Bosch appliances to include - double oven and microwave, induction hob and extractor hood, American style fridge freezer - Karndean flooring, integrated Neff dishwasher, ceiling down-lighters, double glazed window to the rear, radiator.

Utility

Base and wall mounted units, stainless steel inset sink, built-in Bosch washing machine, double glazed door to the side, radiator.

Conservatory

14' 7" x 8' 2" (4.45m x 2.49m) Brick and double glazed construction, newly fitted Pilkington 'Blue Activ' roof glass, double French doors to the rear, engineered oak flooring.

First Floor

Landing

Access to loft, airing cupboard.

Bedroom One

14' 3" x 12' 3" max. (4.34m x 3.73m) 'His and Hers' built-in wardrobes, fitted carpet, double glazed window to the front, radiator.

Ensuite

A suite comprising of a vanity unit wash hand basin, low level WC, shower cubicle with power rainfall shower, tiling to splashbacks and floor, heated towel rail, double glazed window to the front.

Bedroom Two

12' 10" x 9' 9" (3.91m x 2.97m) Georgian style double glazed window to the front, fitted carpet, radiator.

Bedroom Three

11' 2" x 10' 8" max. (3.40m x 3.25m) Double glazed window to the rear with views overlooking open countryside, fitted carpet, radiator.

Bedroom Four

9' 9" x 8' 8" max. (2.97m x 2.64m) Double glazed window to the rear with views overlooking open countryside, fitted carpet, radiator.

Bathroom

A refitted suite comprising of a 'P' shaped bath with rainfall shower attachment over, low level WC, vanity unit wash hand basin, ceramic tiled flooring, heated towel rail, double glazed window to the rear.

Outside

Double Garage

Two up and over doors, power and light.

Rear Garden

Mainly laid to lawn with a patio area, mature trees and views overlooking the open countryside, ornamental pond.

Parking

Ample off-road block paved parking.

Directions

Entering the village of Houghton Conquest from the B530 into The Grove, Sybils Way is on the left just past the Church.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDORS

HOUGHTON CONQUEST - a small village with a mixture of properties. A6 is 2 miles away; M1 Junction 13 is 6 miles away. The mainline station is at Bedford or Flitwick. The village has a Lower school, Middle in Stewartby, an Upper in Wootton, Post office/store, pub & Knife & Cleaver country restaurant plus Waitrose in Ampthill being only 5 minutes away.

