



# High Street

Pulloxhill,  
Bedfordshire, MK45 5HA  
£550,000

country  
properties



This extended detached family home features a generous 2,538 sq.ft of three storey accommodation (approx. inc. garage and store). Entering into a spacious hallway with adjacent cloakroom/WC, you are led through to an impressive open plan living space incorporating areas to relax and dine, plus a fitted kitchen with a range of integrated appliances. Double doors lead to a conservatory with French doors leading out to the low maintenance rear garden with south-easterly aspect. There are four bedrooms situated on the first floor (the principal with dressing area and four piece en-suite including roll top bath and separate shower cubicle) plus a family bathroom including spa bath and TV, providing a relaxing space to unwind. The second floor offers the versatility of a fifth bedroom plus additional store/hobby room. Parking is provided via the block paved frontage, in addition to the large garage with electric door and useful utility area. The property is a short stroll (0.1 miles) from the local pub/restaurant, a footpath to the side of the property leads through to a children's play area and the lower school is within 0.7 miles. Whilst enjoying the benefits of village life, commuters are well served by links into the capital with Flitwick's mainline rail station (2.3 miles) providing a fast and frequent service to St Pancras International within as little as 41 minutes, and Junction 12 of the M1 is within 4.6 miles. EPC Rating: C.



- Contemporary open plan living space incorporating kitchen area
- Conservatory
- Ground floor cloakroom/WC
- Five bedrooms over two floors
- Family bathroom with spa bath and TV
- Four piece en-suite bath/shower room
- Versatile second floor store/hobby room
- Garage with electric door and useful utility area
- Block paved driveway
- Rear garden with south-easterly aspect



## GROUND FLOOR

### ENTRANCE HALL

Accessed via part opaque double glazed leaded light effect front entrance door with canopy porch over. Stairs to first floor landing. Herringbone style engineered wood flooring. Doors to kitchen/dining/living room, garage and to:

### CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and wall mounted wash hand basin with mixer tap. Wall and floor tiling. Extractor fan.

### OPEN PLAN KITCHEN/LIVING/DINING ROOM

Dual aspect via walk-in bay with triple glazed windows to front and triple glazed window and door to rear. Feature fireplace surround. Two feature vertical radiators. Part herringbone style engineered wood flooring/part tiled flooring. A range of base and wall mounted kitchen units with wood work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Tiled splashbacks. Built-in oven and hob with extractor over. Integrated refrigerator, freezer and dishwasher. Peninsula breakfast bar incorporating additional storage. French doors with matching sidelights to:

### CONSERVATORY

Of part brick construction with double glazed windows and French doors to garden. Floor tiling. Power.

### FIRST FLOOR

#### LANDING

Triple glazed window to front aspect. Radiator. Stairs to second floor.

#### BEDROOM 1

Triple glazed window to front aspect. Radiator. Door to en-suite bath/shower room. Open access to:

#### DRESSING ROOM

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

#### EN-SUITE BATH/SHOWER ROOM

Four piece suite comprising: Claw foot roll top bath with mixer tap/shower attachment, corner shower cubicle, close coupled WC and pedestal wash hand basin. Wall and floor tiling. Radiator/heated towel rail. Extractor.

#### BEDROOM 2

Triple glazed window to front aspect. Radiator. Fitted shelving.

#### BEDROOM 3

Triple glazed window to rear aspect. Radiator.





## BEDROOM 4

Triple glazed window to rear aspect. Fitted wardrobes and overhead bridging units. Radiator.

## FAMILY BATHROOM

Opaque triple glazed window to rear aspect. Three piece suite comprising: Corner spa bath with mixer tap and shower over, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. TV. Wall and floor tiling. Heated towel rail.

## SECOND FLOOR

### LANDING

Doors to store/hobby room and to:

### BEDROOM 5

Triple glazed window to rear aspect. Newly fitted wardrobe. Radiator. Eaves storage.

### STORE/HOBBY ROOM

Skylight. Fitted shelving. Eaves storage.

### OUTSIDE

### REAR GARDEN

South-easterly aspect. Mainly laid to paving for ease of maintenance. Gazebo creating a sheltered seating area. Sleeper enclosed raised beds. Outside light, power point and cold water tap. Door to useful store. Enclosed by brick walling and timber fencing.





## GARAGE

Electric up and over door with double glazed leaded light effect toplights. Triple glazed door and window to rear aspect. Space for washing machine and tumble dryer. Radiator. Cupboard housing gas fired boiler and Megaflo water cylinder, plus storage space.

## OFF ROAD PARKING

Block paved frontage providing off road parking.

Current Council Tax Band: F.

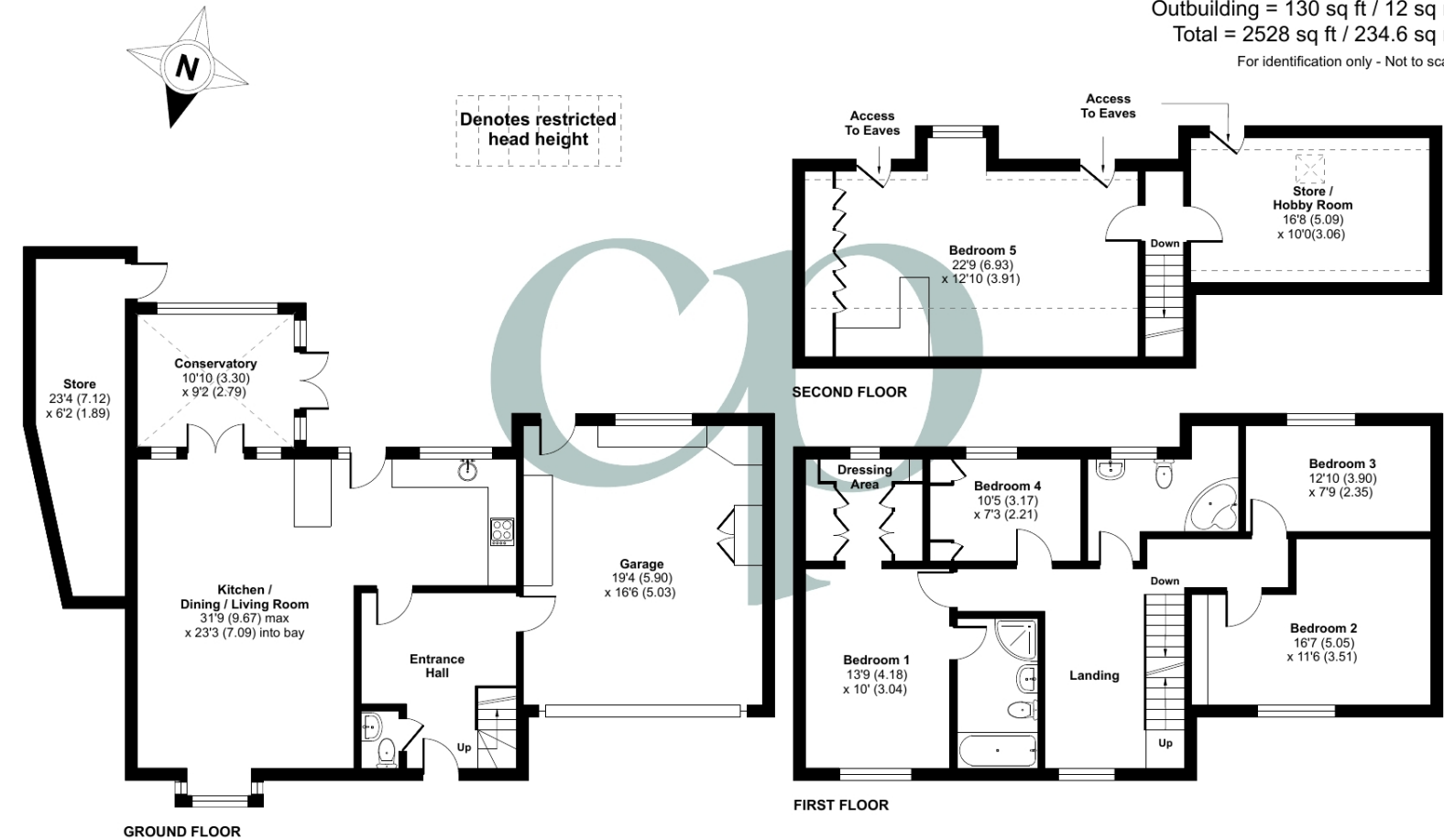




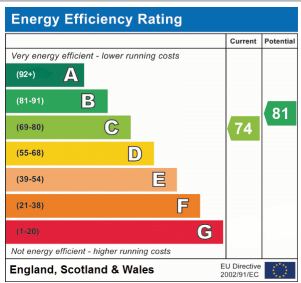




Approximate Area = 1963 sq ft / 182.3 sq m  
Limited Use Area(s) = 116 sq ft / 10.7 sq m  
Garage = 319 sq ft / 29.6 sq m  
Outbuilding = 130 sq ft / 12 sq m  
Total = 2528 sq ft / 234.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Country Properties. REF: 1271451



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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