

THOMAS CONNOLLY

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT

12d Merchant Lane, Cranfield, Bedford. MK43 0DA

£1,050,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

OPEN HOUSE MAY THE 18TH 10AM CALL TO BOOK YOUR APPOINTMENT.

Thomas Connolly Estate Agents are delighted to present this one four / five bedroom detached family home situated in the sought after location of Cranfield, offering numerous amenities including schools / shops / shopping centres / traffic links.

Accommodation briefly comprises; entrance hall, cloakroom, a family kitchen diner , utility room, study and sitting room, Family room, Games room with en suite First floor accommodation offers; four bedrooms with two ensuite to bedroom one and two , Built in wardrobes to the master bedroom and a family bathroom. Outside there is an enclosed garden to the rear featuring a patio bbq area and with gated access. To the front there is gated access and a driveway providing off road parking for several vehicles leading to a double garage. The property further benefits from double glazing, gas to radiator heating and is offered for sale with no upper chain.

Please contact Thomas Connolly Estate Agents for further information relating to this property or to confirm viewing arrangements.

If you are thinking of buying, selling, renting or require mortgage advice, please do not hesitate to contact us to see how we can help you.



ROOM DESCRIPTIONS

ENTRANCE HALL

CLOAKROOM

SITTING ROOM

15' 3" x 19' 9" (4.65m x 6.02m) 15' 7" x 18' 5" (4.75m x 5.61m)

STUDY /STUDIO

11' 4" x 13' 1" (3.45m x 3.99m)

OPEN PLAN KITCHEN DINING ROOM

25' 10" x 34' 5" (7.87m x 10.49m)

UTILITY ROOM

6' 3" x 11' 4" (1.91m x 3.45m)

FAMILY ROOM

18' 5" x 15' 7" (5.61m x 4.75m)

GYM /BEDROOM FIVE

13' 6" x 15' 7" (4.11m x 4.75m)

EN SUITE TO GYM/BEDROOM FIVE

FIRST FLOOR

BEDROOM ONE

15' 4" x 19' 7" (4.67m x 5.97m)

DRESSING AREA AND EN SUITE TO BEDROOM ONE

BEDROOM TWO

15' 4" x 8' 9" (4.67m x 2.67m)

EN SUITE TO BEDROOM TWO

BEDROOM THREE

15' 4" x 10' 0" (4.67m x 3.05m)

BEDROOM FOUR

9' 6" x 8' 8" (2.90m x 2.64m)

FAMILY BATHROOM

FRONT AND REAR GARDENS

DOUBLE GARAGE WITH OFF ROAD PARKING

PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor

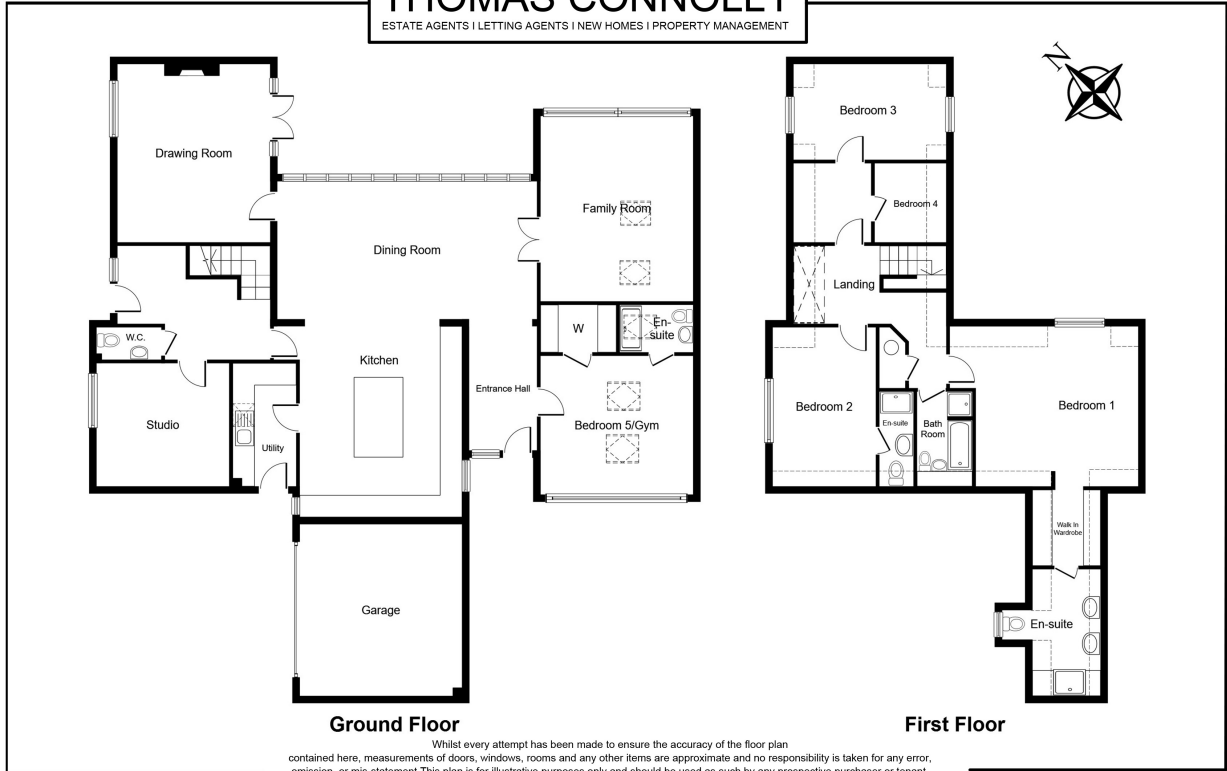






FLOORPLAN

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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