

TOTAL FLOOR AREA : 2322 sq.ft. (215.7 sq.m.) approx.


Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales

EU Directive 2002/91/EC



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

Positioned within a sought-after new development on the outskirts of Bedford, this immaculate five-bedroom detached home offers the ultimate contemporary lifestyle. Just a stone’s throw from the village of Ravensden, it perfectly captures the harmony between high-specification modern living and easy access to the rolling Bedfordshire countryside.

- Immaculate five-bedroom detached home.
- Three spacious reception spaces, plus additional room over garage.
- Eco friendly air source heat pump and underfloor heating throughout downstairs.
- Sunny south-facing private garden.
- Double garage plus ample parking and EV charger.
- Short drive to Bedford station and fast rail links to London St Pancras.

Ground Floor

Entrance Hall

Front door, underfloor heating, understairs cupboard.

Cloakroom

Double glazed window to rear, underfloor heating, part tiling to splashback areas, wash hand basin and low level w/c.

Lounge

Double glazed window to front, underfloor heating, fitted media wall, bi-fold doors to garden.

Playroom/Office

Double glazed window to front with fitted blinds, underfloor heating, fitted storage cupboard, fitted work desk.

Kitchen/Breakfast room

Two double glazed windows to side and front, a range of base and wall mounted units with quartz work surfaces over, 1 and 1/2 counter sink stainless steel sink and drainer with mixer tap over, under floor heating, integrated fridge freezer, dishwasher, split level ovens, microwave, wine fridge, coffee machine, induction hob and extractor, bi-fold doors into garden.

Utility Room

Underfloor heating, range of base and wall mounted units with quartz work surfaces over, counter sunk stainless steel sink and drainer with mixer tap over, integrated washing machine, space for tumble dryer, door to garden.



First Floor

Landing

Double glazed window to rear with fitted blinds, access to loft, airing cupboard housing hot water tank, radiator.

Bedroom One

Two double glazed windows to side and rear with fitted blinds, fitted wardrobes, two radiators.

Ensuite

Double glazed window to side, fully tiled, towel rail, white suite comprising of wash hand basin, low level w/c and separate shower cubicle.

Bedroom Two

Doubled glazed window to front with fitted blinds, fitted wardrobes, radiator.

Ensuite

Double glazed window to side, towel rail, fully tiled, white suite comprising of wash hand basin, low level w/c and separate shower cubicle.

Bedroom Three

Double glazed window to front with fitted blinds, fitted wardrobes, radiator.

Bedroom Four

Double glazed window to rear with fitted blinds, radiator.

Bedroom Five

Double glazed window to front with fitted blinds, radiator.

Family Bathroom

Double glazed window to side, towel rail, part tiling to splashback areas, white suite comprising of panelled bath with telephone mixer attachment, wash hand basin, low level w/c and separate shower cubicle.

Outside

Rear Garden

South facing landscaped split level rear garden with lawn, patio and covered decking area ideal for entertaining.

Double Garage

Detached double garage with additional games room above, power and light, door to garden.

Parking

Block paved driveway with off road parking for four cars.

NB

These are preliminary details to be approved by the vendor.

