



Malika, Lower Shelton Road, Marston Moretaine, Bedford, Bedfordshire MK43 0LS



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## GUIDE PRICE £459,995

Internal viewing highly recommended for this completely renovated 3 bedroom chalet detached property with full planning permission for extension. Sought after location with open views.

- Immaculate & Much Improved 3 bed detached chalet property.
- Full Planning Permission Ref: CB/22/01467/FULL
- Gas central heating via radiators
- Double glazed throughout
- Cloakroom
- Study
- Re-fitted kitchen with appliances
- Re-fitted bathroom
- Rear garden approx. 110ft in length
- Garage and ample off road parking for numerous vehicles

- Council Tax Band D
- Energy Efficiency Rating E



## LOCATED IN SOUGHT AFTER LOCATION. OPEN VIEWS TO REAR.



We are delighted to be able to offer for sale this immaculate 3 bedroom detached property having undergone complete transformation by the current owner to provide up to date modern facilities. There is an open plan living room/kitchen to the rear with re-fitted white units and various appliances, dining room/bedroom 3 with underfloor heating, study, cloakroom and spacious entrance hall with contrasting laminate flooring throughout.

To the first floor there are two double bedrooms with built in wardrobes and storage areas and a spacious family bathroom being re-fitted with panelled bath, low level toilet, vanity wash hand basin and independent quadrant shower cubicle. Heated towel rail. Dual aspect windows. Underfloor heating.

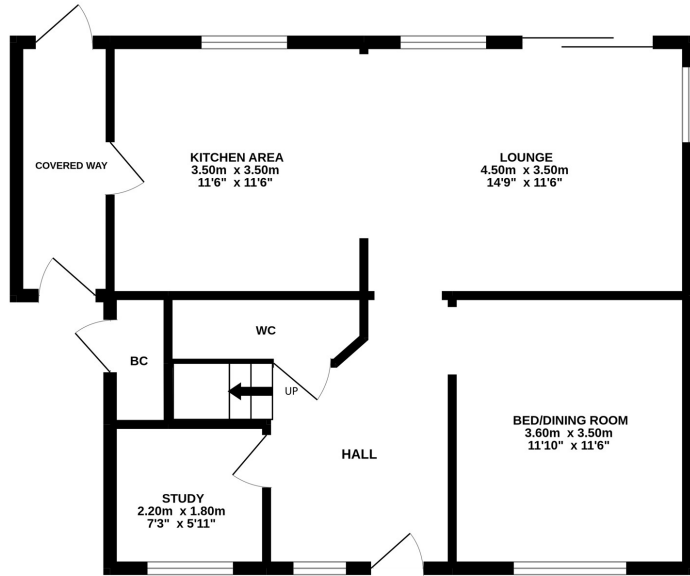
This property also has the additional benefit of coming with Full Planning Consent ( Ref: CB/22/01467/FULL) for the erection of a two storey rear extension, side dormer windows and a front porch.

On the outside there is a good size frontage with gravel drive providing ample off road parking for numerous vehicles extending to the side leading to a detached garage. Fencing to boundaries. There is ample scope for further garage/carport (STP).

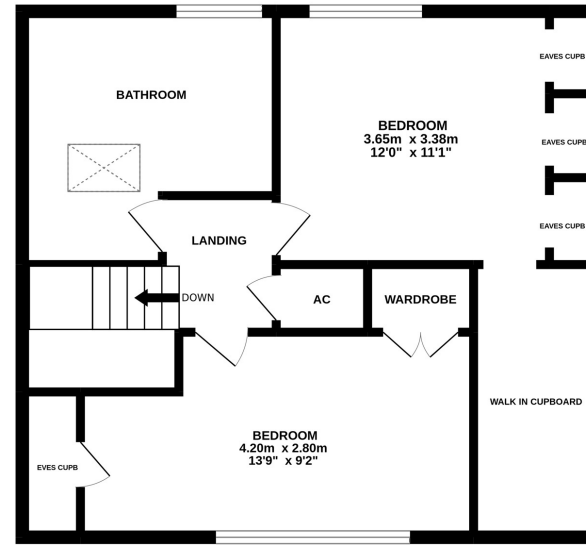
The rear garden is an exceptional feature of the property being in excess of 110FT being fully enclosed with extensive lawn areas. Feature raised flower borders incorporating a seating area. Open aspects to the rear across open countryside.



GROUND FLOOR



1ST FLOOR



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		
(92-100) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		48
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC