



Woodpecker Close, Great Barford, Bedford MK44 3BG

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## 4 Bedroom Detached House

### £565,000 Freehold

Spacious four bedroom detached home situated on a generous plot with ground floor study, two ensuites, garage and parking.

- Chain free
- Garage and driveway
- Two ensuite shower rooms
- Modern Kitchen
- Study
- Dressing area to main bedroom
- Double storey extension in 2017
- Freehold
- Quiet cul de sac location
- EPC Rating C Council Tax Band: D

## **GROUND FLOOR:**

### **Entrance Hallway:**

Entry via front door with doors leading to the living room, kitchen and cloakroom. Stairs rise to first floor. Wood flooring.

### **Living Room:**

Spacious living room with windows to front and side aspect. Bi-folding doors lead through the additional reception room. Radiator. Wood flooring.

### **Reception Room:**

Part of the extension built in 2017, this versatile room is suited to a Dining Room or additional Lounge. Patio doors lead to the garden. Wood flooring.

### **Kitchen:**

A modern kitchen with a range of shaker style wall and base units. Oven and gas hob. Stainless steel sink and drainer. Space for American-style fridge freezer. Archway to utility room. Tiled flooring. Radiator. Window to front aspect.

### **Utility Room:**

Located just off of the Kitchen with windows to the rear and side aspect. Matching shaker style wall and base units. Tiled flooring continued. Additional sink and drainer.

### **Study:**

Ideal for those who work from home with window to rear aspect. Door from Living Room.

### **Cloakroom:**

Comprising of a low level WC and wash hand basin. Tiled flooring. Radiator.

## **FIRST FLOOR:**

### **Bedroom One:**

Situated towards the rear of the property with window to rear aspect. Leads through to the dressing area and shower room. Additional window to rear aspect. Carpet flooring.

### **Ensuite:**

Three piece suite comprising of a corner shower, low level WC and wash hand basin. Window to rear aspect. Tiled flooring.

### **Bedroom Two:**

Generous double bedroom with fitted wardrobes and ensuite. Carpet flooring. Window to front aspect.

### **Ensuite:**

Three piece suite comprising of a shower cubicle, low level WC and wash hand basin. Tiled flooring. Window to front aspect.

### **Bedroom Three:**

Double bedroom with window to front aspect. Carpet flooring.

### **Bedroom Four:**

Large single bedroom with window to side aspect. Carpet flooring.

**Family Bathroom:**

Three piece suite comprising of a panelled bath with hand held shower attachment, low level WC and wash hand basin. Half height wall tiling. Tiled floor.

**External:**

A private garden mainly laid to lawn with patio area for outdoor dining. Single garage located to the rear with parking in front for two cars.

**About the Area:**

Great Barford is a picturesque village which hosts a range of amenities including a local shop, Chinese restaurant, village hall, church and two public houses. The Anchor pub is a popular choice as it overlooks the Great River Ouse and offers great countryside walks nearby.

This property is ideal for commuters with excellent road links with the A1 and A421, linking to Milton Keynes and the M1. Mainline train stations can be found at Sandy just 5.5 miles away and Bedford 7.3 miles away with regular trains into London Kings Cross and St. Pancras.



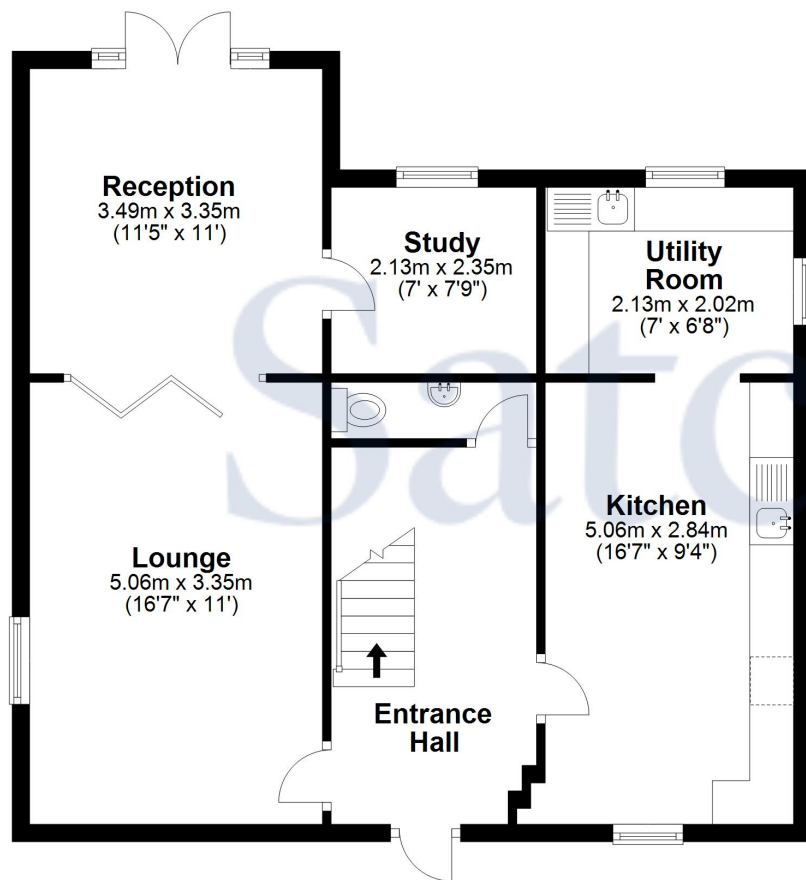




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## Ground Floor



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.