



# Bedford Close

Shillington,  
Bedfordshire, SG5 3PL  
£425,000

country  
properties

Set within a village close, this link-detached family home has been extended to create a fabulous open plan kitchen/dining/family room with part-vaulted ceiling and French doors to rear, perfect for entertaining. Conversion of the former garage provides versatile additional living space with the option to utilise as a fourth bedroom or additional reception as preferred. In addition there is a separate living room, utility and cloakroom/WC. There are three bedrooms on the first floor, the principal with en-suite shower room, plus a family bathroom. The enclosed rear garden is laid to artificial lawn with paved patio seating area whilst off road parking is provided via the driveway to side. EPC Rating: C.

## GROUND FLOOR

### ENTRANCE PORCH

Accessed via front entrance door with decorative stained glass leaded light effect inserts. Double glazed window to front aspect. Wall mounted fuse box. Doors to living room and to:

### CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Radiator.

### LIVING ROOM

Double glazed window to front aspect. Stairs to first floor landing with built-in cupboard beneath. Radiator. Multi pane glazed French doors to:

### KITCHEN/DINING/FAMILY ROOM

Double glazed French doors to rear aspect with matching side and toplights. Part vaulted ceiling with two double glazed skylights. A range of base, wall mounted and larder style units with butchers block style work surface area incorporating sink and drainer with mixer tap. Island unit providing additional storage, with butchers block style work surface incorporating ceramic hob and extending to create a breakfast bar area. Built-in electric double oven. Integrated dishwasher. Wood effect laminate flooring. Recessed spotlighting to ceiling. Two radiators. Door to:

### UTILITY ROOM

Opaque double glazed window to side aspect. Work surface area with base unit and space for washing machine and fridge/freezer beneath. Recessed spotlighting to ceiling. Wood effect laminate flooring. Radiator. Open access to:

### HALL

Double glazed skylight. Part opaque double glazed door to front aspect. Double glazed door to rear aspect. Recessed spotlighting to ceiling. Wood effect laminate flooring. Open access to:

### PLAYROOM/BEDROOM 4

Dual aspect via double glazed window to side and double glazed French doors to rear. Wall mounted electric heater. Recessed spotlighting to ceiling. Wood effect laminate flooring. Hatch to roof void.

## FIRST FLOOR

### LANDING

Double glazed window to side aspect. Built-in airing cupboard housing water tank. Built-in over stairs cupboard housing gas fired boiler. Hatch to loft. Doors to three bedrooms and family bathroom.

### BEDROOM 1

Double glazed window to front aspect. Built-in wardrobe with sliding doors. Radiator. Wood effect laminate flooring. Door to:



## EN-SUITE SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit and rainfall style showerhead, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

## BEDROOM 2

Double glazed window to rear aspect. Radiator.

## BEDROOM 3

Double glazed window to rear aspect. Built-in double wardrobe. Radiator. Wood effect laminate flooring.

## FAMILY BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Bath with mixer tap and wall mounted shower unit over, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Recessed spotlighting to ceiling. Heated towel rail.

## OUTSIDE

### FRONT GARDEN

Paved pathway leading to front entrance door. Remainder laid to stone chippings.

### REAR GARDEN

Immediately to the rear of the property is a shaped, paved patio area leading to artificial lawn. Play shed and storage shed. Outside lighting, power point and cold water tap. Enclosed by fencing and walling.

### OFF ROAD PARKING

Driveway to side providing off road parking for one vehicle.

### STORE

(Part of former garage). Metal up and over door.

Current Council Tax Band: E(i).

## WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market; Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

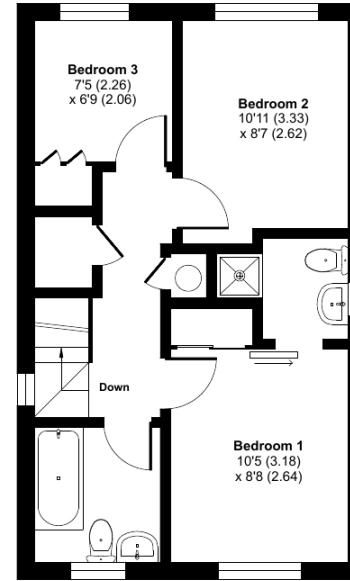
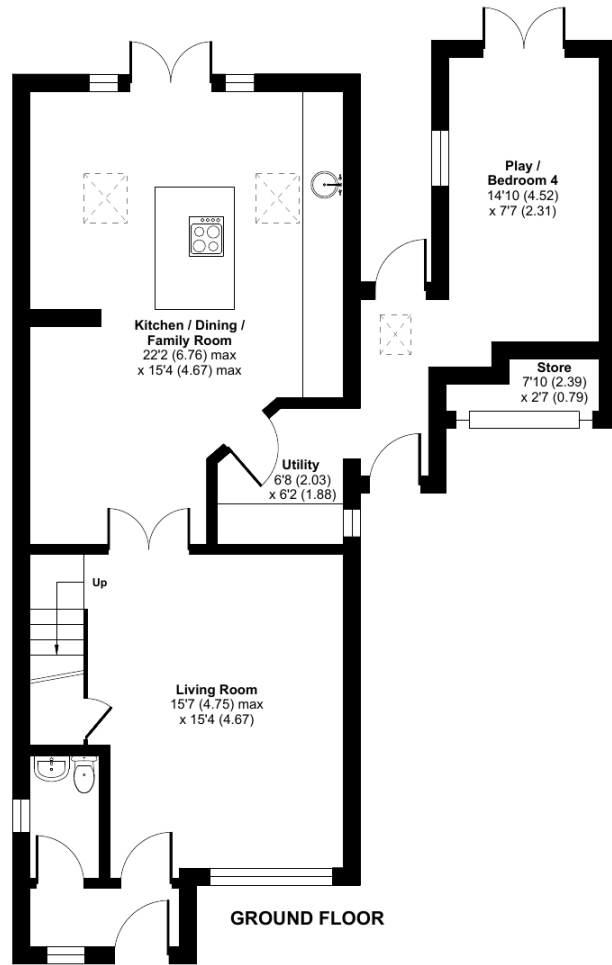
ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

Details of the solicitor/conveyancer acting for you in your purchase.

A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.





Approximate Area = 1161 sq ft / 107.8 sq m  
 Store = 16 sq ft / 1.4 sq m  
 Total = 1177 sq ft / 109.2 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	82
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1044190



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

## Viewing by appointment only

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

country  
properties