



The Hill, Blunham MK44 3NQ





4 Bedroom Detached House

£795,000 Freehold

2563SQFT with a breathtaking 41ft kitchen/breakfast room! A truly stunning property finished to an incredibly high specification. Must be viewed to be fully appreciated! Have a property to sell? Park Exchange considered!

- New build property
- Potential for a downstairs bedroom
- Ten year NHBC warranty
- Underfloor heating
- Garage and driveway
- Enclosed private rear garden
- Stunning 41ft kitchen/breakfast room
- Master with dressing area and en-suite
- Ground floor shower room
- EPC rating B. Council tax band G

Ground Floor Entrance Hall:

Entry via steel grey composite door with frosted glass side panels. Oak doors to all rooms. Oak effect flooring with underfloor heating. Contemporary glass oak staircase with under-stair storage cupboard. Spotlights.

Living Room:

Abt: 23' 8" x 11' 9" (7.21m x 3.58m) Approx 26ft dual aspect room with carpet as fitted with underfloor heating. Numerous chrome double plug sockets.

Bedroom Four:

Abt: 16' 9" x 10' 4" (5.11m x 3.15m) A versatile space, perfect for those who need a downstairs bedroom or home office. This room has been designed so that a partition wall can easily be added to create two separate rooms if required. Double-glazed window to front aspect. Numerous chrome double plug sockets. Spotlights. Oak effect flooring with underfloor heating.

Ground Floor Shower Room:

Three piece suite comprising of a low level WC, wash hand basin with vanity unit and mixer tap, and corner shower with handheld attachment. Obscured double glazed window to rear aspect. Spotlights. Extractor fan. Oak effect flooring with underfloor heating.

Kitchen/Dining Room:

Abt: 41' 7" x 15' 10" (12.67m x 4.83m) A truly breathtaking space measuring 41ft in length with a high cathedral-style vaulted ceiling and glazed end wall flooding the room with light. Bespoke matching wall and base units with contrasting island. Quartz marble effect worktops. Integrated appliances include a dishwasher, wine cooler, fridge/ freezer, eye-level oven, and induction hob with overhead extractor. One-and-a-half butler sinks with inset drainer and mixer tap. Multiple windows to side aspect. Inset mood lighting with additional

spotlights and feature lighting over the island. Oak effect flooring with underfloor heating. Door to garden.

Utility:

Adjacent to the kitchen with matching wall and base units, quartz marble effect worktop, and under counter space for washing machine and tumble dryer. Inset sink with mixer tap over. Double glazed window and single door to side passage. Oak effect flooring with underfloor heating. Spotlights.

First Floor

Bedroom One:

Abt: 13' 1" x 15' 10" (3.99m x 4.83m) Stunning master suite with opening through to dressing area and ensuite. Double-glazed window to front aspect. Radiator in the bedroom and dressing area. Carpet as fitted.

En-Suite:

Four-piece bathroom suite with free-standing bath, double-width shower, low-level WC and wash hand basin with mixer tap and vanity unit. Tiled splashback areas. Extractor fan. Spotlights. Velux window to side aspect.

Bedroom Two:

Abt: 16' 9" x 11' 11" (5.11m x 3.63m) Double-glazed window to front aspect. Carpet as fitted. Access to loft space. Radiator.

Bedroom Three:

Abt: 16' 9" x 10' 3" (5.11m x 3.12m) Double-glazed window to front aspect. Carpet as fitted. Radiator.

Bathroom:

Four piece bathroom suite with panelled bath, corner shower, low level WC and wash hand basin with mixer tap and vanity unit. Spotlights. Velux window to front aspect. Extractor fan.

Outside

Garage:

Accessed via an electric up and over door or single door from the rear garden. Radiator. Wall mounted ideal boiler and water tank.

Rear Garden:

A private and relatively low maintenance garden mainly laid to lawn. Single gate to driveway. Enclosed patio area.

Driveway:

A block paved driveway accessed via electric gates which can easily host four vehicles. Single gate onto path. Access to garage and garden.

About The Area:

This lovely family home is situated in one of Bedfordshire's most sought-after villages, offering a lovely village pub, shops, a 'Good' Ofsted Rated Primary School, and the Highly regarded Harpers Nursery.

Blunham is a quiet safe village with easy access to the River Ivel with lovely

countryside walks and access to the Cycleway that leads to the Danish Camp at Willington and onto Milton Keynes. Sandy train station is only a few miles away and provides access to Kings Cross in about 29 minutes on the fast train.

Agents Note:

Draft particulars yet to be approved by the vendor and maybe subject to change.

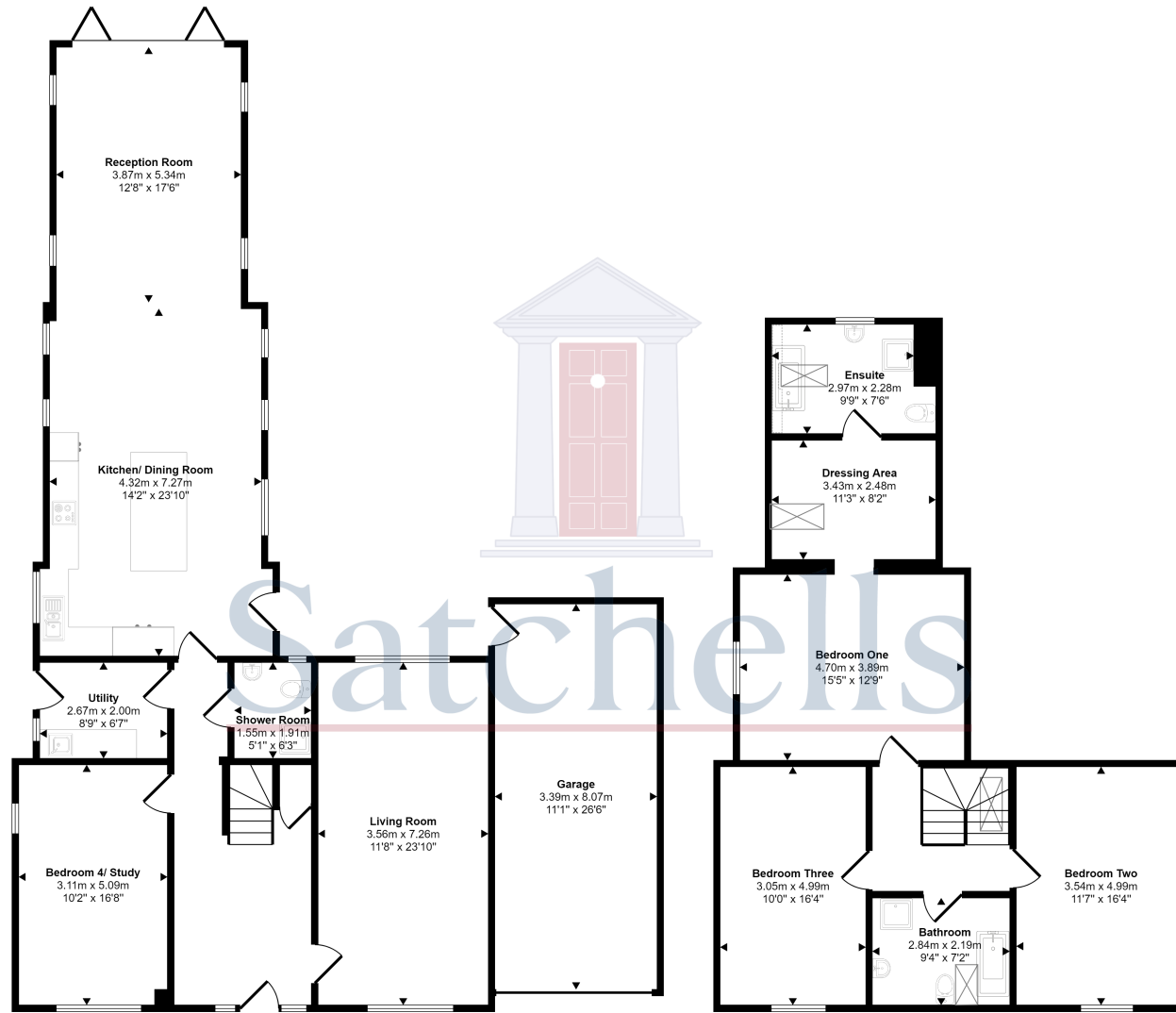




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



Approx Gross Internal Area
237 sq m / 2554 sq ft



Ground Floor
Approx 153 sq m / 1649 sq ft

First Floor
Approx 84 sq m / 905 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.