

# THOMAS CONNOLLY

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT

Merchant Lane, Cranfield, Bedford. MK43 0DA

Guide Price £1,400,000 Freehold

**FOR SALE**



## PROPERTY DESCRIPTION

Thomas Connolly Estate Agents are thrilled to offer this extensively improved detached family home and detached bungalow, which provides versatile accommodation options. Set within the rural location of Cranfield, this is an absolute must see as the detached home offers four / five bedrooms, four bathrooms, a double garage, a sweeping wrap around garden plot, accessed via private electrical gates. The detached bungalow offers two/three bedrooms, three bathrooms, a rear garden and again, private gated access. This is the perfect opportunity for living in close proximity to family, whilst still allowing individuals to feel independent in their separate properties. Cranfield offers an array of amenities including a supermarket, several takeaway restaurants, two pubs, a hairdressers and even its own football club.

### THE DETACHED FAMILY HOME:

When you step into the beautiful detached family home, you are greeted by an open and spacious entrance hall with stairs to the first floor and access to the sitting room, downstairs cloakroom, a study / family room, a heavily extended and beautifully presented open plan kitchen / dining room with beautifully presented glazed doors to the outside. There is also an open access to an additional area which is suitable for an additional bedroom / family room / games room / fitness studio with guest en-suite. There is also a utility room.

First floor accommodation offers a mezzanine type landing with access to all four bedrooms and the family bathroom. The master bedroom offers a walkthrough dressing area with feature wardrobes and an en-suite. The second double bedroom offers an en-suite, and the other two bedrooms can be found on the other side of the landing, allowing for separation and privacy. Outside offers a sweeping corner plot with a wrap around enclosed garden, with a heavily extended featuring patio space providing relaxing accommodation with boarders, steps and a barbeque area with gated access. To the front there is an electrically operated gate access, which provides a driveway for side by side parking, leading to a double garage (there is also additional space for parking to the front). The property further benefits from double glazing, gas to radiator heating, and is offered for sale with no upper chain.

### THE DETACHED BUNGALOW:

When you enter this spacious detached bungalow you are greeted by an entrance hall which connects all of the rooms in the property. The kitchen / living / dining room is a beautiful open plan space, with a simple, contemporary design. Bedroom three is located next to the kitchen area and can either be used as a sitting room space or a third bedroom, depending on your needs. Bedrooms one and two both offer en-suite bathrooms, and the family bathroom is situated in the middle of the property, allowing easy access from every room. The bungalow also benefits from gated access, parking for four cars, a rear garden and CCTV.

**\*\*These properties are available sold separately or together as seen above\*\***

Please contact Thomas Connolly Estate Agents for further information relating to this property or to confirm viewing arrangements.

If you are thinking of buying, selling, renting or require mortgage advice, please do not hesitate to contact us to see how we can help you.

## FEATURES

- BEAUTIFULLY EXTENDED FAMILY HOME AND DETACHED BUNGALOW
- MIX OF MODERN AND CONTEMPORARY LIVING
- DOUBLE GARAGE
- RURAL LOCATION
- ELECTRIC AND PRIVATE GATED ACCESS
- WRAP AROUND GARDEN PLOT
- UNDERFLOOR HEATING THROUGHOUT GROUND FLOOR



## ROOM DESCRIPTIONS

### DETACHED FAMILY HOME:

#### ENTRANCE HALL

#### CLOAKROOM

#### SITTING ROOM

15' 7" x 18' 5" (4.75m x 5.61m)

#### STUDY / STUDIO

11' 4" x 13' 1" (3.45m x 3.99m)

#### OPEN PLAN KITCHEN DINING ROOM

25' 10" x 34' 5" (7.87m x 10.49m)

#### UTILITY ROOM

6' 3" x 11' 4" (1.91m x 3.45m)

#### FAMILY ROOM

18' 5" x 15' 7" (5.61m x 4.75m)

#### GYM / BEDROOM FIVE

13' 6" x 15' 7" (4.11m x 4.75m)

#### EN SUITE TO GYM / BEDROOM FIVE

#### FIRST FLOOR

#### BEDROOM ONE

15' 4" x 19' 7" (4.67m x 5.97m)

#### DRESSING AREA AND ENSUITE TO BEDROOM ONE

#### BEDROOM TWO

15' 4" x 8' 9" (4.67m x 2.67m)

#### ENSUITE TO BEDROOM TWO

#### BEDROOM THREE

15' 4" x 10' 0" (4.67m x 3.05m)

#### BEDROOM FOUR

9' 6" x 8' 8" (2.90m x 2.64m)

#### FAMILY BATHROOM

#### FRONT AND REAR GARDENS

#### DOUBLE GARAGE WITH OFF ROAD PARKING

#### DETACHED BUNGALOW:

#### ENTRANCE HALL

#### OPEN PLAN KITCHEN / DINING / SITTING AREA

21' 5" x 12' 5" (6.53m x 3.78m)

#### UTILITY CUPBOARD FOR WASHING MACHINE

#### BEDROOM ONE

13' 5" x 9' 9" (4.09m x 2.97m)

#### EN-SUITE SHOWER ROOM TO BEDROOM ONE

7' 0" x 7' 11" (2.13m x 2.41m)

#### BEDROOM TWO

13' 1" x 9' 8" (3.99m x 2.95m)

#### EN-SUITE SHOWER ROOM TO BEDROOM TWO

9' 8" x 4' 0" (2.95m x 1.22m)

#### BEDROOM THREE / LIVING ROOM

12' 9" x 12' 0" (3.89m x 3.66m)

#### FAMILY BATHROOM

#### PARKING FOR TWO CARS

#### REAR GARDEN

#### PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it







# FLOORPLAN

