



31, Willoughby Close

Great Barford, Bedford,
MK44 3LD

O.I.E.O £325,000

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Complete refurbishment has been undertaken in 2019/2020 on this 3 bedroom home which offers an excellent balance of living space with a layout ideal for modern living and is set in a no through road with no passing traffic. Just move in !

- Potential to convert the garage (Subject to any necessary consents)
- Re fitted stylish kitchen and bathroom
- Useful downstairs cloakroom
- Paved parking in front of garage with EV charging
- Feature hallway with vaulted ceiling and service door into garage
- Well balanced spacious living with a family friendly layout

Ground Floor

Entrance Porch

Ceramic tiled flooring. Radiator. Door into Dining Room.

Dining Room

12' 4" x 9' 4" (3.76m x 2.84m) Double glazed window to front aspect. Wood effect flooring. Radiator. Picture rail. Sliding doors into Living Room and Kitchen.

Kitchen

9' 5" x 9' 5" (2.87m x 2.87m) Range of wall and base units with Himac worksurfaces over. Inset ceramic sink and drainer unit with swan neck mixer tap over. Space for American style fridge freezer. Built-in electric oven and grill with 5 ring gas hob with stainless steel extractor over. Tiled splash-backs. Integrated dishwasher. Integrated washing machine. Built-in larder cupboard with shelving. Wood effect flooring. Double glazed window to rear.

Living Room

18' 11" x 11' 5" (5.77m x 3.48m) Double glazed window to front aspect. Radiator. Feature open fire with tiled hearth. Picture rail. Sliding door through to inner lobby leading to hallway.

Hallway

Stairs raising to first floor. Vaulted ceiling. Double glazed window to rear. Double glazed double doors onto rear garden. Wood effect flooring. Radiator. Door into garage. Door into Cloakroom.

Cloakroom

Low level wc, corner wash hand basin. High gloss brick splashbacks. Ceramic tiled flooring.



First Floor

Landing

Wood effect flooring. Loft access: fully boarded loft space with pull down ladder. Cupboard housing wall mounted combination boiler (Installed 2020). Doors to all rooms.

Bedroom 1

13' 4" x 12' 5" (4.06m x 3.78m) Double glazed window to front aspect. Radiator. Wood effect flooring. Picture rail. Feature wood paneling to feature wall.

Bedroom 2

11' 8" x 10' 2" (3.56m x 3.10m) Double glazed window to front aspect. Radiator. Wood effect flooring. Picture rail.

Bedroom 3

8' 10" x 8' 5" (2.69m x 2.57m) Double glazed window to rear aspect. Radiator. Picture rail.

Bathroom

Obscure double glazed window to rear aspect. Suite comprising claw foot bath with main shower over and glass screen. Vanity wash hand basin. Low level wc. Feature hexagonal wall and floor tiling. Victorian style radiator/towel rail.

Outside

Front Garden

Laid to lawn with paved pathway to front door. Timber lean-to/storage shed to side. Raised well stocked flower and shrub borders enclosed in sleepers.

Rear Garden

Decked raised patio area. Laid to lawn. Paved patio area. Brick retaining wall with fencing to side approx. 8ft. Service light. Power points. EV charging point. Gated access to side aspect leading to block paved parking area for 1 car.

Garage

16' 2" x 8' 5" (4.93m x 2.57m) Currently used as a gym. Metal double doors. Power and light.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



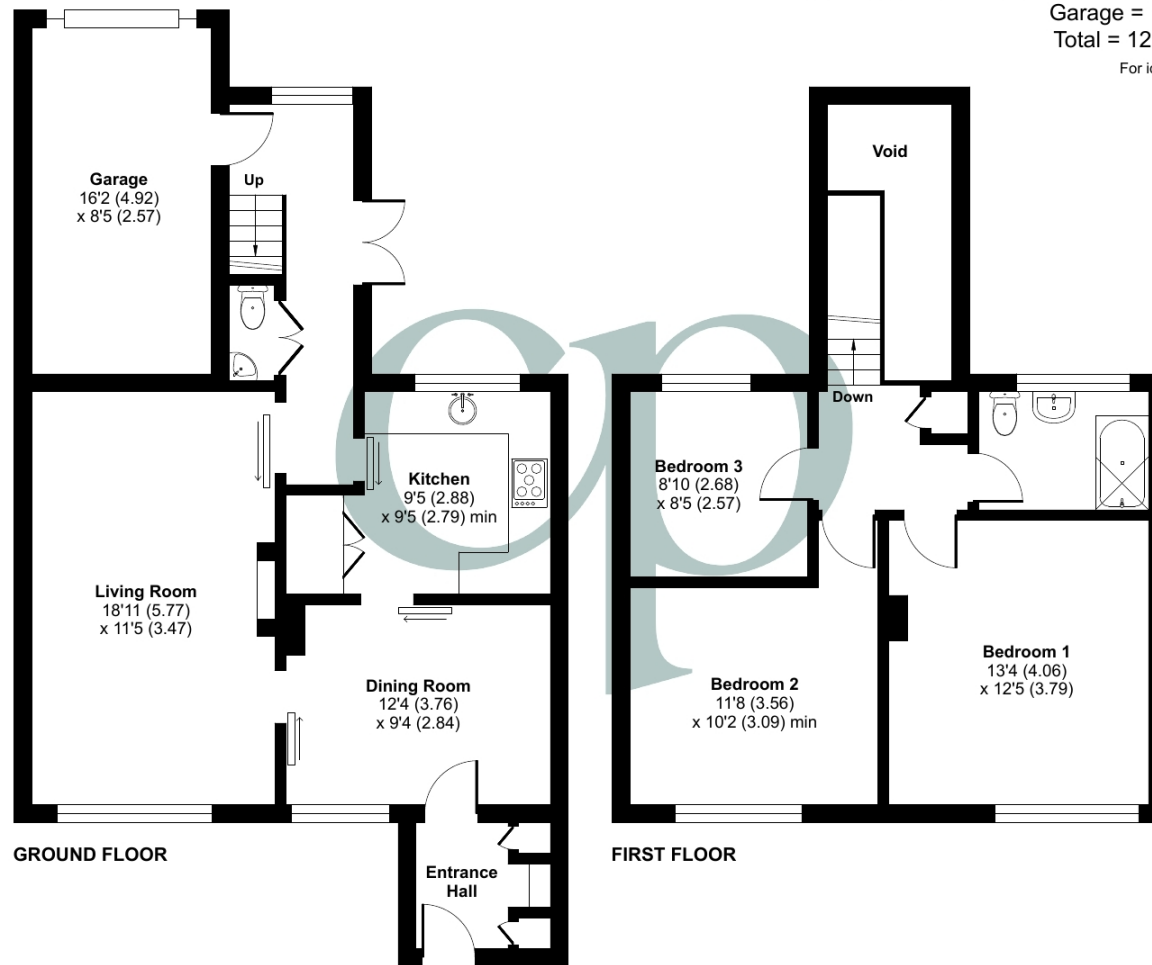


Approximate Area = 1073 sq ft / 99.6 sq m (excludes void)

Garage = 135 sq ft / 12.5 sq m

Total = 1208 sq ft / 112.1 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄tchecom 2024. Produced for Country Properties. REF: 1225573

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Viewing by appointment only

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