





£495,000

Situated in a cul de sac location enjoying wonderful rural views this beautifully renovated and extended three bedroom semi detached family home benefits from two reception rooms, master bedroom with dressing room, downstairs cloakroom, enclosed gardens, garage and driveway.

Property Description

ENTRANCE

Double glazed door to:

ENTRANCE HALL

Stairs to first floor, radiator, glazed door to lounge.

LOUNGE

Double glazed window to front. Fireplace with wood burning stove and tiled hearth, radiator, recessed spotlighting, glazed door to kitchen.

KITCHEN

Fitted with a range of both floor and wall mounted units with roll edge work surface over, built in double oven and hob with extractor fan over, single drainer stainless steel sink unit with mixer tap, plumbing for automatic washing machine and dish washer, part tiled walls, radiator, opening to rear lobby and dining room.

REAR LOBBY

Double glazed window to side and double glazed door to front, door to cloakroom.

DINING ROOM

Double glazed sliding patio doors to rear and double glazed window to side, two radiators, two wall light points.

CLOAKROOM

Double glazed window. Low level w.c. pedestal wash hand basin, heated towel rail.

LANDING

Access to loft via extending ladder housing gas boiler, door to airing cupboard housing lagged copper cylinder, recessed spotlighting. Double glazed velux window.

BEDROOM ONE

Double glazed window to rear. Three wall light points, radiator.

DRESSING ROOM

Double glazed window. Recessed spotlighting. n.b. this room has plumbing to convert to an ensuite.

BEDROOM TWO

Two double glazed windows to front. Built in wardrobes, radiator.

BEDROOM THREE

Double glazed window to front. Radiator, two wall light points.

BATHROOM

Comprising panelled bath with shower unit over, pedestal wash hand basin, low level w.c. tiled floor, tiled walls, recessed spotlighting, heated towel rail. Double glazed velux window.

OUTSIDE

GARAGE & PARKING

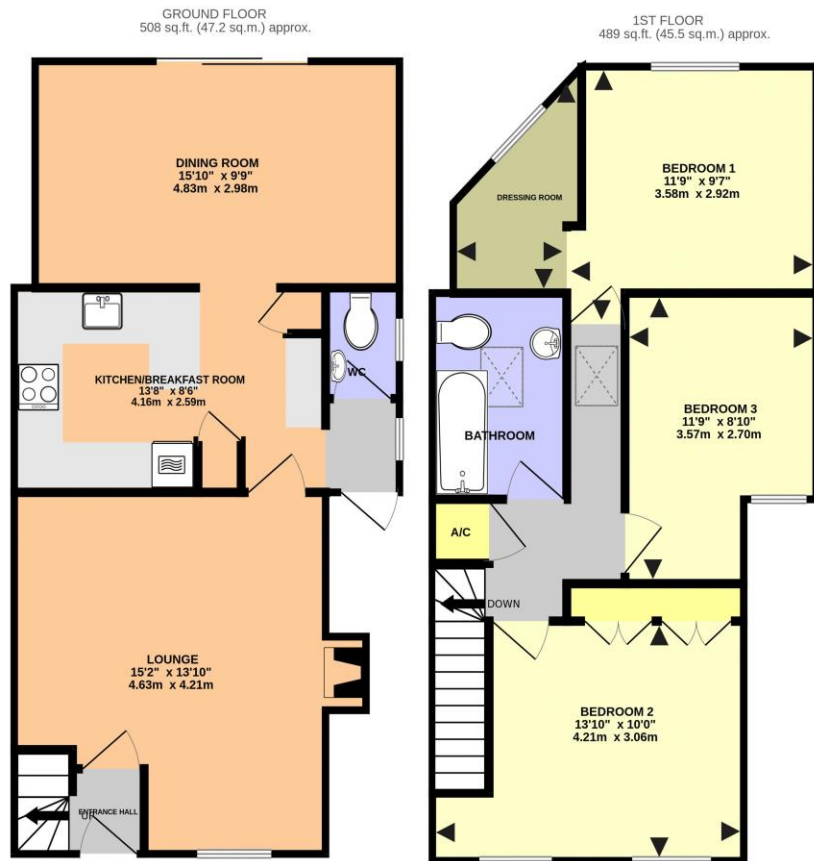
Driveway providing off road parking for two cars, garage in nearby block.

FRONT GARDEN

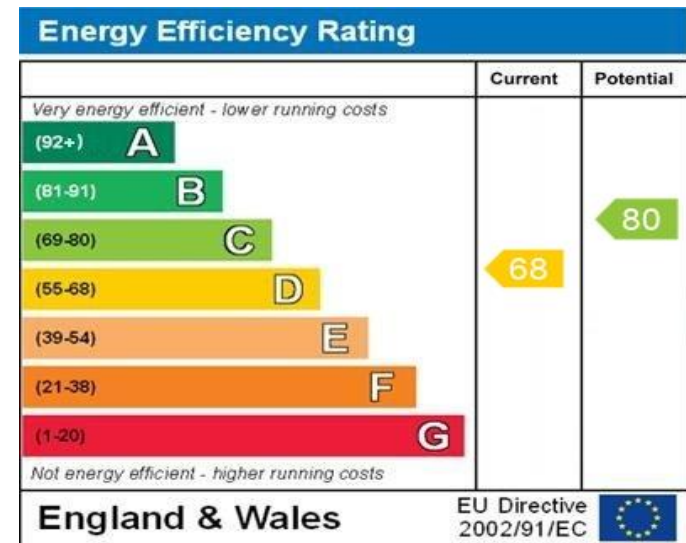
Mainly laid to lawn with steps leading to front.

REAR GARDEN

Mainly laid to lawn with paved patio area, all enclosed by fencing, side access.



WELLCROFT, IVINGHOE LU7 9EF
 TOTAL FLOOR AREA: 997 sq.ft. (92.6 sq.m.) approx.
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