



24 Meadway | Harrold | MK43 7DR



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Offers In Excess Of £525,000

A large and flexible established detached family home with single garage, private garden in this sought after North Beds village. Boasting a gas fired radiator heating system, PVCu double glazing, neutral décor and a superb conservatory the the rear, viewing is advised. The accommodation comprises an entrance hall, large L shaped sitting room, dining room leading to the kitchen and conservatory, ground floor bedroom and ensuite shower room. The first floor landing leads to the master bedroom with ensuite, three further large double rooms, a single bedroom/study, along with a family bathroom. Driveway for several cars, delightful gardens. No onward chain.

- Flexible and extended detached house
- Very well cared for and maintained
- PVCu double gazling
- Sought after North Beds village location
- Gas fired radiator heating system
- Traditional style PVCu conservatory

Part glazed PVCu entrance door from the front into the

Entrance Hall

Staircase to the first floor, cloaks cupboard, radiator, doors to sitting room and ground floor bedroom.

Sitting Room

14'7" x 12'0" plus 9'1" x 11'7" (4.46 x 3.67 plus 2.79 x 3.54)
An L shaped room with window to the front, feature brick fireplace with gas fire, TV plinth to the side, radiators, archway to the

Dining Room

18'4" x 10'10" (5.59 x 3.32)
Open plan to the kitchen, radiator, large storage cupboard and units with worksurfaces above to match those of kitchen forming a peninsular style serving area. Archway to the kitchen, window and glazed door to the conservatory.

Kitchen

12'0" x 7'11" (3.67 x 2.42)
Fitted with a range of base and eye level units with worksurfaces above, inset polycarbonate sink with mixer tap, corner situated ceramic hob with extractor above and eye level double oven to the side. Space for under counter fridge, tiled splash areas, kickboard heater, tiled floor. Door to garage, stable style door to the side and window to the rear.

Conservatory

14'9" x 11'2" (4.52 x 3.41)
Of a PVCu double glazed construction on low level base with french doors to the garden, glazing to three aspects and a hipped pitched glass roof. Laminate wood flooring.

Bedroom Six

10'2" x 12'0" (3.11 x 3.67)
Window to front, radiator, door to the

Ensuite

6'7" x 7'11" (2.02 x 2.43)
Fitted with a low level WC and wash hand basin, wet

room style shower area with tiled walls and floor, towel warmer, window to side.

First Floor Landing

Doors to all principal first floor rooms.

Bedroom One

11'7" x 15'5" (3.55 x 4.70)
Window to rear, radiator, door to the

Ensuite

4'9" x 8'4" (1.47 x 2.56)
Fitted with a low level WC and wash hand basin, shower cubicle with tiled walls, towel warmer, expelair, window to rear.

Bedroom Two

14'7" x 9'4" (4.45 x 2.85)
Window to front, radiator.

Bedroom Three

10'3" x 12'10" (3.13 x 3.92)
Window to rear, radiator.

Bedroom Four

9'11" x 11'4" (3.03 x 3.47)
Window to front, radiator.

Bedroom Five/Study

7'6" x 8'5" (2.29 x 2.58)
Window to front, radiator.

Bathroom

7'6" x 6'4" (2.29 x 1.94)
Fitted with a low level WC and wash hand basin, bath with shower above, tiled walls and floor, towel warmer, expelair, window to rear.

Outside

Open plan garden laid to a combination of slate chippings, paving with mature planting and shrubs. Block paved driveway providing parking for two/three cars leading to the main entrance door, gate to the side and integral garage. Outside light.

Garage

9'6" x 17'0" (2.91 x 5.19)
Double PVCu doors, power and light with personal door to the kitchen.

Rear Garden

Laid to a low maintenance style with paving, areas of gravel with mature and well stocked borders and raised beds. Several maturing trees, outside tap, enclosed by a combination of fencing and not considered overlooked.

Material Information

Electricity Supply: Mains
Gas Supply: Mains
Water Supply: Mains (Metered or Rateable)
Sewerage: Mains
Heating: Gas radiators
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.
Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.





Further Information



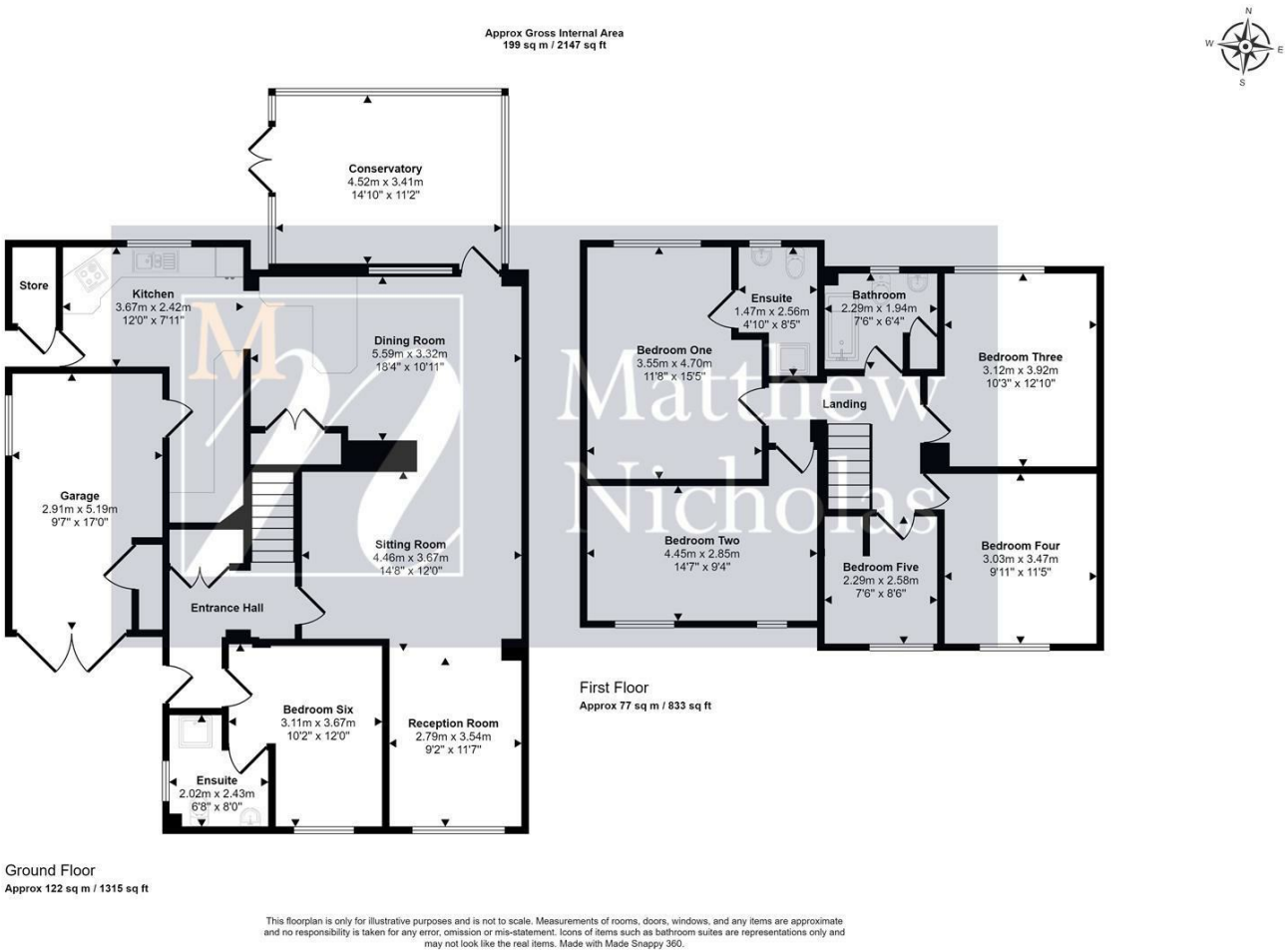
Local Authority: Bedford Borough Council

Tax Band: E

Floor Area: 2147.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75758181
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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