







**Offers in Excess of  
£515,000**

Located in a modern development in the sought-after area of Woburn Sands is this extended four/five-bedroom link detached family home. The ground floor boasts a kitchen/breakfast room with marble worktops, integrated AEG appliances and island with five-ring induction hob, utility room, downstairs cloakroom and dining room with bi-fold doors to the garden. On the first floor you have a lounge, study/fifth bedroom and bathroom with stairs leading to the second floor which provides the main bedroom with a four-piece en-suite and a further re-fitted shower room. The property further benefits from a low maintenance rear garden and a garage.

# Property Description

## ENTRANCE

Double glazed door to:

## ENTRANCE HALL

Radiator, stairs rising to first floor, door to kitchen/breakfast room.

## KITCHEN/BREAKFAST ROOM

Double glazed bi-fold doors to rear, double glazed window to side aspect, two double glazed Velux windows to rear. Fitted with a range of base and eye level units with marble work surface and upstand over, island with integrated five-ring gas hob and extractor hood, integrated wine cooler, inset sink with mixer tap and marble drainer, integrated double oven, two radiators, storage cupboard, open to dining room, double doors to utility.

## UTILITY

Double glazed window to front aspect. A range of base and eye level units, space for washing machine, integrated dishwasher, porcelain sink with mixer tap, part tiled walls.

## CLOAKROOM

Low level WC.

## DINING ROOM

Double glazed bi-fold doors to rear, door to garage. Radiator.

## LANDING (First Floor)

Double glazed window to rear aspect. Stairs rising to second floor, doors to lounge, bedroom four and bathroom, storage cupboard, radiator.

## LOUNGE

Double glazed windows to front and rear aspects. Two radiators.

## BEDROOM THREE

Double glazed window to front aspect. Radiator, built-in wardrobe.

## BEDROOM FIVE/STUDY

Double glazed frosted window to rear aspect. Radiator.

## BATHROOM

Double glazed frosted window to front aspect. Low level WC, panelled bath with shower attachment over and mixer tap, wash hand basin, splashback tiling, part tiled walls, radiator.

## LANDING (Second Floor)

Double glazed window to rear aspect. Doors to bedrooms one, two, five, and bathroom, loft access, storage cupboard, radiator.

## BEDROOM ONE

Double glazed window to rear aspect. Radiator, built-in wardrobe, door to en-suite.

## EN-SUITE

Double glazed frosted window to front aspect. Heated towel rail, freestanding bath with mixer tap, fully tiled walls and floor, shower cubicle, wash hand basin in vanity unit with mixer tap, low level WC.

## BEDROOM TWO

Double glazed window to front aspect. Radiator.

## BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

## SHOWER ROOM

Double glazed frosted window to front aspect. Low level WC, heated towel rail, wash hand basin in vanity unit with mixer tap, part tiled walls, tiled floor, shower cubicle.

## OUTSIDE

## GARAGE

With electric door, power and lighting.

## FRONT GARDEN

Block paved with path to front door, light.

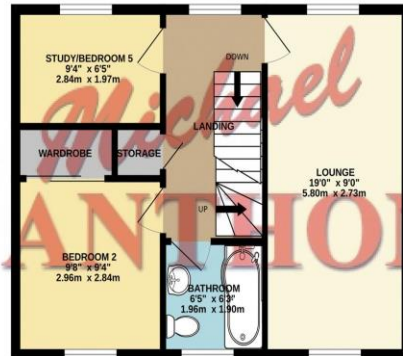
## REAR GARDEN

Laid to artificial grass with patio area, electric point, outside tap, enclosed by timber fence panelling.

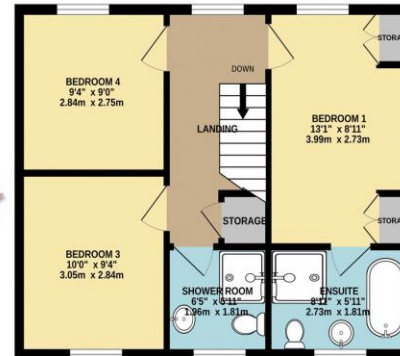
GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.

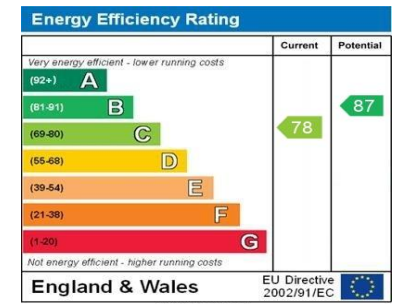


2ND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1531 sq.ft. (142.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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