



8 Fallows Crescent

| Cranfield | MK43 0YX

Offers over £459,999

Welcome to Fallows Crescent, Cranfield! This stunning detached house, built in 2016, offers a perfect blend of modern living and comfort. With 3 reception rooms and 4 bedrooms spread across 1,421 sq ft, this property provides ample space for all your needs.

As you step inside, you are greeted by the spacious reception rooms, ideal for entertaining guests or simply relaxing with your family. The modern design and layout create a warm and inviting atmosphere throughout the house.

The 4 bedrooms offer plenty of space for a growing family or for those who enjoy having a home office or guest rooms. Each room is well-proportioned and filled with natural light, creating a peaceful and serene environment.

Located in the charming area of Cranfield, this property provides a peaceful retreat from the hustle and bustle of city life. The surrounding neighbourhood is known for its sense of community and excellent amenities, making it a desirable place to call home.

Don't miss the opportunity to make this beautiful house on Fallows Crescent your new home. Book a viewing today and experience the comfort and elegance this property has to offer.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			92
(81-91) B		82	
(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	

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Living Room

14'6" x 10'6"

The well-spaced living room features a front aspect window and laminated flooring.

Kitchen/Family Room

22'10" x 10'11"

The kitchen/family room is a combined open area that flows seamlessly from the living room. The kitchen space is fitted with storage cupboards and built-in utilities, including an oven hob and extractor fan. Additional features includes laminated flooring throughout and double glass paned doors that exits to the back garden from the family room side.

Dining Room

9'6" x 8'2"

The dining room offers a front facing window and carpeted flooring.

WC

The convenient WC on the ground floor has a wash hand basin.

Bedroom 1

13'5" x 9'8"

This double bedroom features built-in storage space, carpeted flooring a front aspect window and an en suite shower room.

En-suite

7'3" x 4'2"

The en-suite is fitted with, toilet, wash hand basin and shower facilities.

Bedroom 2

11'2" x 9'0"

This double bedroom features carpeted flooring and a window with views to the back garden.

Bedroom 3

9'8" x 9'1"

This single bedroom offers carpeted flooring and a front facing window.

Bedroom 4

11'5" x 6'11"

This well-sized single bedroom features carpeted flooring and a window overlooking the back garden.

Bathroom

7'4" x 5'7"

The bathroom is equipped with toilet, wash hand basin and bath facilities.

Garden

At the front the property is accessible directly off the street. There is a driveway on the side of the house providing off-street parking. The well maintained enclosed garden at the back of the property features blocked paving and grass coverage.

