



CRANES

20 Willow Springs, Cranfield, MK43 0DS

£500,000









£500,000

# 20 Willow Springs

Bedford, MK43 0DS

- FOUR BEDROOMS
- DOUBLE GARAGE
- EXCEPTIONALLY WELL PRESENTED
- THREE RECEPTION ROOMS
- MUST BE VIEWED
- EXECUTIVE DETACHED
- CUL-DE-SAC LOCATION
- HIGH SPECIFICATION BATHROOMS
- GREAT GARDEN

Situated at the very end of one of the most popular cul-de-sac locations in the village, this stunning four bedroom property is offered for sale. With three reception rooms, including a light and airy office perfect for home working, every detail has been considered by the current residents during their ownership. The bathrooms have been refitted to an extremely high specification and the double garage has been fitted with electronic remote control operated doors which now houses a home gym, but could easily be turned back to a garage, although a private driveway providing off road parking for 6-8 vehicles means you might not want to! To top it all off, an extended rear garden means the outside space is equally as impressive. The accommodation fully comprises of entrance hall, downstairs cloakroom, lounge, dining room, study/home office, kitchen/breakfast room, master bedroom with en-suite shower room, three further bedrooms and a family bathroom.



## ENTRANCE HALL

## DOWNSTAIRS CLOAKROOM

|                        |                              |
|------------------------|------------------------------|
| LOUNGE                 | 14'2" x 11'0" (4.33 x 3.37)  |
| DINING ROOM            | 10'4" x 10'3" (3.16 x 3.14)  |
| STUDY/HOME OFFICE      | 10'1" x 6'7" (3.09 x 2.02)   |
| KITCHEN/BREAKFAST ROOM | 13'10" x 11'2" (4.22 x 3.41) |
| MASTER BEDROOM         | 14'6" x 9'1" (4.42 x 2.78)   |
| EN-SUITE               | 5'2" x 5'1" (1.59 x 1.56)    |
| BEDROOM TWO            | 11'1" x 10'4" (3.4 x 3.15)   |
| BEDROOM THREE          | 9'9" x 8'4" (2.98 x 2.56)    |
| BEDROOM FOUR           | 8'6" x 6'9" (2.6 x 2.07)     |
| FAMILY BATHROOM        | 6'11" x 6'7" (2.12 x 2.03)   |
| DOUBLE GARAGE/HOME GYM | 18'1" x 17'1" (5.52 x 5.21)  |













## Viewing

Please contact our Cranes Estate Agents Office on 01234 750900 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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

## Energy Performance Graph



## Location Map