



Spring Hill

Bedford, MK44 2BS



William Coulson
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"Flexible Family Living!"

Occupying a fantastic position within a sought-after village location, this detached family home ticks all the right boxes boasting generous proportions, five bedrooms, a study, a south-west facing garden and a double garage. Neatly situated within this picturesque village which offers a farm shop and pub, this is a well located property and offers great family living space.

Entrance is gained through the front door into a welcoming entrance hall with access to the kitchen, a guest WC and stairs rise to the first floor.

Kitchen/breakfast room with ample space for a dining table and access into the utility room. The fitted kitchen comprises a range of eye and base level units, work surface, a stainless one and a half bowl sink, space for cooker with extractor hood over.

Utility room with additional eye and base level unit storage, work surface, a stainless sink and space for a washing machine and fridge/freezer.

Beautifully appointed open plan living/dining room boasting a dual aspect injecting an abundance of natural light, log burning stove and French doors out to the garden.

Dining room/second sitting room situated to the rear elevation offering a flexible layout with ample space for a large dining table and chairs or ideal as a second sitting room/snug.

First floor landing with a window to the side aspect injecting an abundance of natural light.

Impressive main bedroom features fitted wardrobes, space for a king size bed and an en suite shower room.

The second bedroom offers an ideal guest room benefitting from being double in size with fitted wardrobes and a balcony.

Three further bedrooms and a study.

Family bathroom benefitting from a three piece suite to include a panel enclosed bath, a low level WC and a wash hand basin.

The enclosed garden features generous a lawn and patio area boasting a south west facing aspect creating a real sun tray ideal for seating and entertaining.

Double garage with up and over door.



Offers over £500,000



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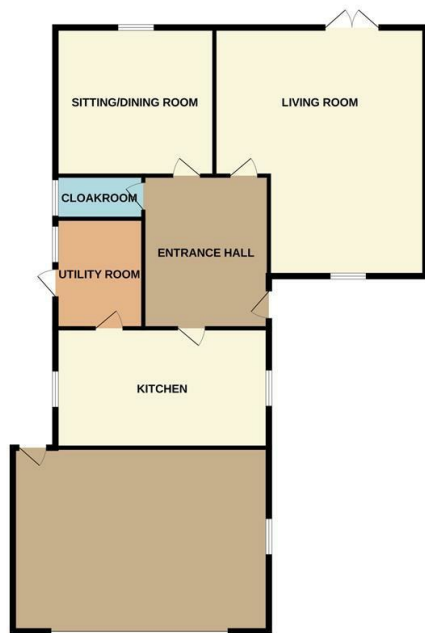
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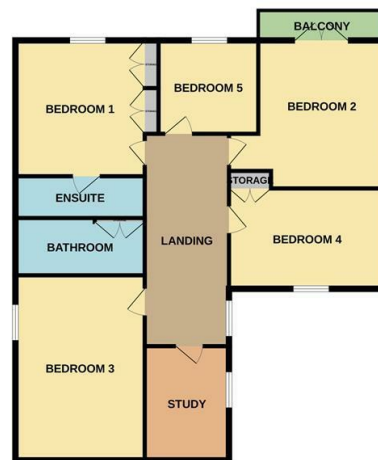
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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating

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



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