



Woodland Lodge, 33 Maple Close
Pulloxhill, MK45 5EF



Bradley Cooper
Partnered With
Simpsons
Property Experts

Woodland Lodge is situated in the popular village of Pulloxhill and it is an impressive, five double bedroom detached family home which offers a perfect blend of modern living and tranquil surroundings. Built in 2001, the property boasts spacious, bright, and airy accommodation throughout, making it an ideal choice for families.

Upon entering, you will be greeted by a large entrance hallway which features a handmade oak staircase leading to the first floor. There are two cupboards for storage and a cloakroom housing WC and hand basin. Furthermore the property offers a separate formal dining room and a generous 29FT living room with inglenook central fireplace. The contemporary kitchen/breakfast room flows seamlessly into the family area, creating a welcoming atmosphere for family gatherings. There is also sliding doors onto the rear garden. It also comprises of several wall to base fitted cupboards and integral appliances. Off the kitchen there is also the added benefit of a utility room.

Upon heading upstairs to the first floor, the property boasts five excellent sized double bedrooms and a four piece family bathroom suite. All of the five bedrooms feature fitted wardrobes and the master and second bedroom have the added benefit of en-suite shower rooms.

Outside, the large driveway accommodates parking for several vehicles, complemented by a double garage with electrics, lighting and electric door. A delightful games room attached to the rear of the garage provides an excellent area for leisure activities or could be used as a home office, it is fully insulated and comprises of electrics and lighting.

The generously sized rear garden is a true highlight and is the dream garden for the purchaser who has a family or loves to entertain. It is not overlooked and features mature trees, laid lawn and paved patio seating area. The property also offers huge potential for extensions STPP.

It has also just had newly re-laid carpets and has been redecorated throughout

Offers in the region of £1,025,000



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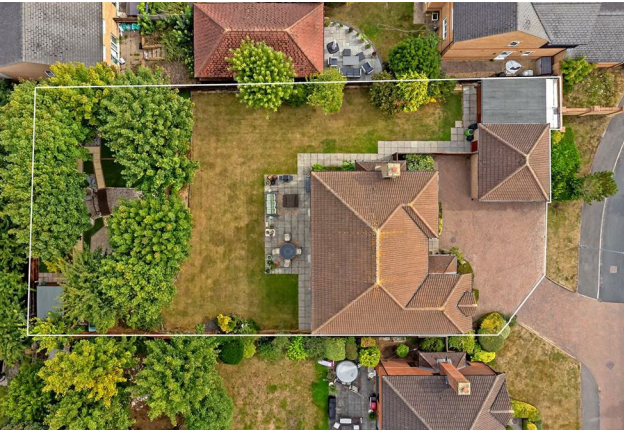
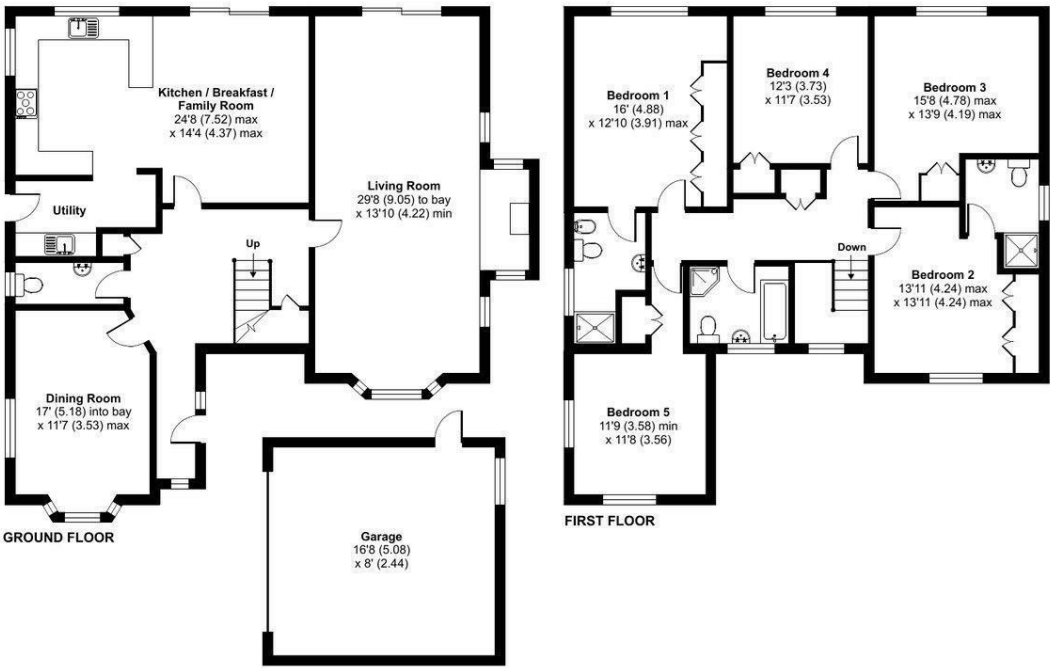
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Approximate Area = 2568 sq ft / 238.5 sq m
Garage = 327 sq ft / 30.3 sq m
Total = 2895 sq ft / 268.9 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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