



DG
Property
Consultants
Estd. 2000



Byfield Close,, Toddington, Bedfordshire LU5 6BH

Asking Price £895,000

This delightful detached house is perfect for families seeking a spacious and well-appointed home in a charming village setting. Located in the picturesque village of Toddington, Byfield Close is part of the desirable Alma Farm development, known for its community spirit and tranquil surroundings. Thoughtfully and exceptionally extended, this superbly presented home offers ample space and contemporary living, ideal for practical families. The property also boasts parking for multiple vehicles. With a perfect blend of comfort, style, and practicality, it is sure to impress all who visit. Upon entering, the welcoming reception hall leads you into the heart of the home: a well-appointed kitchen/dining/family room, offering a unique atmosphere for family living and entertaining guests. In addition, a separate lounge/snug provides further flexible living space. The cloakroom enhances the practicality of the layout, and there's also a double ground-floor bedroom with an en-suite. Upstairs, you will find four spacious double bedrooms, including the master with a refitted en-suite shower room that adds a touch of luxury. The family bathroom has also been stylishly refitted. The outdoor space is equally impressive, featuring beautifully maintained mature gardens that create a serene environment for relaxation or social gatherings. Ample parking for up to seven vehicles, along with a double-length garage, makes this property a rare find in today's market.



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Ground Floor Accommodation

Reception Hall

6'7" x 7'6" (2.00m x 2.29m)

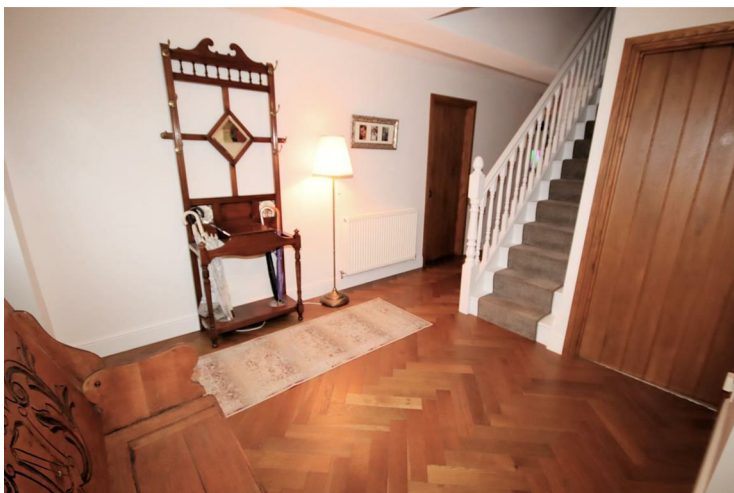


Hardwood entrance door with inset stained glass window to front aspect, UPVC double glazed sash window to front, double radiator, parquet wooden flooring, double power point(s), three hardwood door to cloakroom, bedroom 5 and utility room, opening through into the kitchen/dining/family room, carpeted stairs to first floor landing.

View of Reception Hall



View of Reception Hall



Cloakroom



Recently refitted with two piece suite comprising, vanity wash hand basin in vanity unit with cupboards under, high-level Wc flush, ceiling extractor fan, single radiator, ceramic tiled flooring, ceiling lighting.

View of Cloakroom



Lounge / Snug

17'6" x 11'0" (5.33m x 3.35m)



Two uPVC double glazed sash windows to front aspect, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), coved ceiling, open fireplace set in feature brick built surround with an tiled inset and hearth and wooden

mantle over, built-in all panelled cupboards and shelves either side of the fireplace.

View of Lounge / Snug



View of Lounge / Snug



Bedroom 5

14'6" x 7'2" (4.42m x 2.18m)



UPVC double glazed sash window to front aspect, double radiator, wooden laminate flooring, double power point(s), hardwood door to en-suite shower room.

En-suite Shower Room

5'5" x 7'2" (1.65m x 2.18m)



Recently refitted with three piece suite comprising tiled double shower cubicle with power shower above and hand held shower unit and frosted glass screen, pedestal wash hand basin, low-level WC, heated towel rail, ceiling extractor fan, uPVC double glazed sash window to side aspect, ceramic tiled flooring, recessed ceiling spotlights.

View of En-suite Shower Room to Bedroom 5



Utility / Boot Room

20'6" x 5'6" (6.25m x 1.68m)



Fitted with a matching range of base and eye level units with

worktop space over, stainless steel sink unit with single drainer and mixer tap, space for a upright fridge/freezer, plumbing and space for automatic washing machine and tumble dryer, double radiator, ceramic tiled flooring, double power point(s), recessed ceiling spotlights, hardwood half glazed stable door to side aspect.

View of Utility / Boot Room



Kitchen / Dining / Family Room
32'10" x 22'10" (10.01m x 6.96m)



Open plan Kitchen/Dining/Family Room; Kitchen area fitted with a matching range of base and eye level units with worktop space over, larger cupboards and under counter recess shelving, matching island unit with 4 x seater breakfast bar, twin bowl ceramic butler style sink unit with swan neck mixer tap and ceramic tiled splashbacks, built-in dishwasher, space for fridge/freezer, built-in eye level electric fan assisted "Smeg" double oven, five ring halogen induction hob with extractor hood over, wooden parquet oak flooring to dining and family living area, ceramic tiled flooring to kitchen and breakfast area, double power point(s), underfloor heating, vaulted ceiling with two Velux skylights to the pitched sloping roof, three uPVC double glazed French double doors to the rear garden. Dining Area linked from the kitchen area and the Family living area open from both areas.

View of Kitchen / Dining / Family Room



View of Kitchen / Dining / Family Room



View of Kitchen / Dining / Family Room



View of Kitchen / Dining / Family Room



View of Kitchen / Dining / Family Room



View of Kitchen / Dining / Family Room



First Floor Accommodation

Landing

Fitted carpet, double power point(s), access to loft space via a pulldown door with retractable ladder, hardwood doors to all first floor rooms.

Master Bedroom

16'6" x 10'6" (5.03m x 3.20m)



View of Kitchen / Dining / Family Room



Vaulted ceiling with two Velux skylights, two fitted double wardrobes with double doors, double radiator, uPVC double glazed French double doors overlooking the rear garden with a Juliet balcony to rear to garden, door to the en-suite.

View of Master Bedroom



View of En-suite Bathroom



View of Master Bedroom



View of En-suite Bathroom



En-suite Bathroom
6'10" x 7'2" (2.09m x 2.18m)



Bedroom 2
10'11" x 17'6" (3.32m x 5.33m)



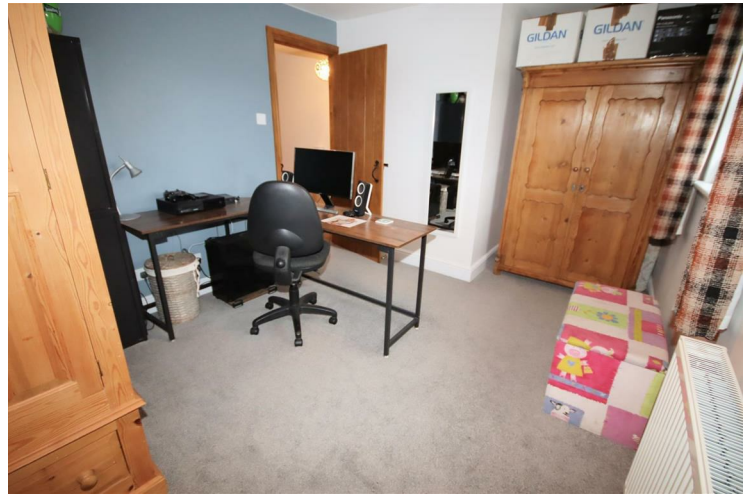
Recently three piece suite comprising roll top bath with ornamental feet, power shower hand shower attachment over, mixer tap and glass screen, pedestal wash hand basin and low-level WC, fully half patterned tiled walls, heated towel rail, extractor fan, uPVC double glazed sash window to side, ceramic tiled flooring with recessed ceiling spotlights, hardwood door, door to:

Two uPVC double glazed sash windows to front aspect, double radiator, wooden laminate flooring, double power point(s), hardwood door to landing.

View of Bedroom 2



View of Bedroom 3



View of Bedroom 2



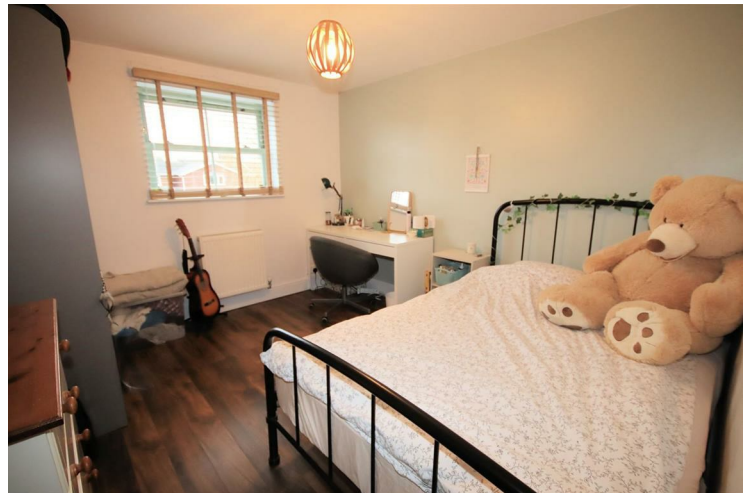
View of Bedroom 3



Bedroom 3
10'0" x 20'10" (3.05m x 6.36m)



Bedroom 4
11'6" x 10'6" (3.51m x 3.21m)



Two uPVC double glazed sash windows to rear aspect, double radiator, fitted carpet, double power point(s), hardwood door to landing.

UPVC double glazed sash window to front aspect, fitted carpet, double radiator, power points, hardwood door to landing.

View of Bedroom 4



View of Family Bathroom



Family Bathroom

7'10" x 6'0" (2.40m x 1.84m)



Three piece suite comprising panelled bath with independent power shower hand held shower attachment over plus bath mixer taps and glass screen, pedestal wash hand basin and low-level WC, fully and half patterned ceramic tiled to all walls, heated towel rail, ceiling extractor fan, uPVC double glazed sash window to side aspect, wooden laminate flooring, recessed ceiling spotlights, hardwood door to landing.

View of Family Bathroom



Outside of the property

Front Garden & Drive

Gravel drive to the front of the property offering off road parking for 8 vehicles, double gates to the side leading to a block driveway leading to the garage with further off road parking. Side access to the rear garden.

View of Front of Property

Rear Garden



Enclosed rear garden, by timber fencing and walls, laid to lawn, mature shrubs, paved patio and matching paths leading around the garden, side access to the front, access to the garage via personal door.

View of Rear Garden



View of Rear Garden



View of Rear Garden



Side Drive Leading to Garage

Block drive leading to the double length garage with access to the front via double gates.

Double Length Garage

35' x 9' (10.67m x 2.74m)

Attached brick built double length garage with power and light connected, uPVC double glazed sash window to side, metal up and over door to front, timber door to rear to garden.

Council Tax Band

Council Tax Band : E

Charge Per Year : £2481.79

MISDESCRIPTIIONS ACT - Sales

Should you be interested in this property all negotiations should be conducted through DG Property Consultants.

Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

View of Rear Garden



MISDESCRIPTIIONS ACT - DG property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of DG property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

Ground Floor



First Floor



Total area: approx. 245.1 sq. metres (2637.9 sq. feet)



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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