



JOSHUA JAMES

ESTATE AGENTS

## Primrose Hill, Little Gransden, Bedfordshire

£1,250,000

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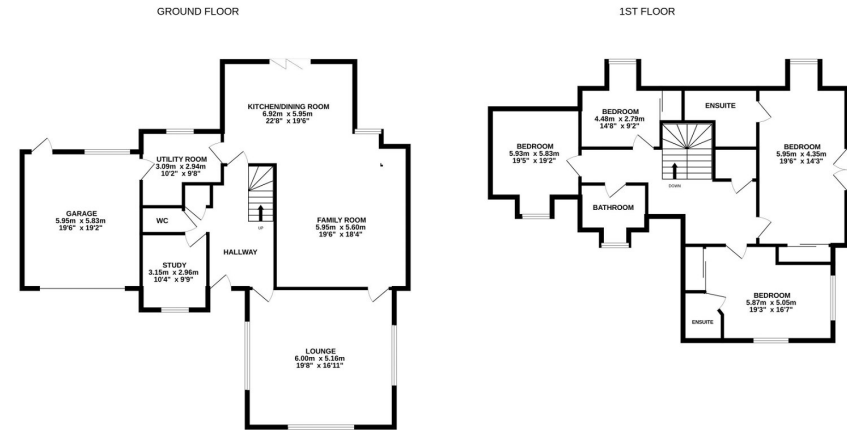
- Brand New Executive Detached Family Home
- Well Planned Accommodation Throughout
- Separate Sitting Room & Study / Home Office
- Two En-Suite Shower Rooms & Family Bathroom
- Heating Through Air Source Heat Pump with Underfloor Heating to the Ground Floor
- Wrap Around Plot of Approximately 1/2 Acre
- Stunning Kitchen / Dining / Family Room
- Four Double Bedrooms
- Large Gravel Driveway & Double Garage
- Highly Sought After Village Location



Individually designed brand new detached residence of circa 3000sqft. Located in the highly sought after village of Little Gransden. Built to exacting standards with well planned accommodation throughout. The main internal feature of the property is the stunning open plan kitchen / diner / family room, which really is the hub of the home. In addition there is a separate sitting room & study. To the first floor are four well proportioned double bedrooms, two with en-suite shower rooms.

Externally the large gravel driveway is accessed via an electric gate from Primrose Hill which in turn leads to the double garage. The property sits on a wrap around plot of approximately 1/2 acre which is predominantly laid to lawn with a large private patio area & views over countryside.





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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