



Connells

Spring Hill
Gravenhurst Bedford

Spring Hill Gravenhurst Bedford MK45 4SY

for sale
£650,000



Property Description

Spring Hill is a private road on a small new development in the Bedfordshire village of Gravenhurst. The property itself offers over 2,000 square foot of versatile living space.

In brief, the property comprises entrance hall, home office, large lounge with bay window, a grand kitchen dining area to the rear with two bi-fold doors to the garden, and a utility room. Upstairs there is a large landing with airing cupboard, a family bathroom and four double bedrooms with en-suite bathrooms to bedroom one and two.

Outside, to the front you have a large driveway offering parking up to four cars as well as a double garage. To the rear, you have a good size rear garden with a patio and large grassed area, perfect for entertaining.

This property is excellent rated for energy efficiency at B with an air source heat pump. The property feels warm and inviting especially with the under floor heating throughout the ground floor.

Location: Gravenhurst is a civil parish located in the Central Bedfordshire district of Bedfordshire. Shefford is located nearby offering many amenities such as Morrison, Coop, pharmacy, library, several pubs and restaurants as well as schools. One feature of Gravenhurst is St. Mary's Church, which was built during the 14th century.

Entrance/Hallway

Door to front, under stairs storage cupboard.

Cloak Room

Low level wc, hand wash basin, tiled splash back, extractor fan, wooden flooring, under floor heating.

Living Room

11' 10" x 21' 8" (3.61m x 6.60m)

Double glazed bay window to front aspect, with bespoke fitted blinds, wooden flooring, under floor heating, tv point, double French doors.

Kitchen / Diner

18' 3" x 31' 5" (5.56m x 9.58m)

Wall to base fitted units, easy clean quality work surfaces, island with electric hob, integrated oven, extractor hood to ceiling, sink with drainer, integrated fridge freezer, integrated dishwasher, wooden flooring, under floor heating, two bi-folding doors to rear garden.

Utility Room

8' x 7' 5" (2.44m x 2.26m)

Base fitted units, stainless steel sink with drainer, plumbing for washing machine, door to side aspect.

Home Office

11' 7" x 11' 5" (3.53m x 3.48m)

Double glazed window to front aspect, Internet point, telephone point, wooden flooring, under floor heating,

First Floor

Landing

Carpeted flooring, airing cupboard, access to loft, radiator.

Bedroom 1

19' 3" x 12' 1" (5.87m x 3.68m)

Double glazed window to rear aspect, radiator, carpeted flooring,

En Suite

Shower cubicle, low level wc, hand wash basin with vanity storage, tiling, heated towel rail, shaver point, extractor fan,

Bedroom 2

11' 11" x 15' 9" (3.63m x 4.80m)

Double glazed window to front aspect, radiator, carpeted flooring,

En Suite

Shower cubicle, low level wc, hand wash basin with vanity storage, tiling, heated towel rail, shaver point, extractor fan, double glazed window to front aspect.

Bedroom 3

13' 9" x 16' (4.19m x 4.88m)

Two double glazed windows to rear aspect with fitted blinds, two radiators, carpeted flooring,

Bedroom 4

9' 6" x 10' 5" (2.90m x 3.17m)

Double glazed window to front aspect with fitted blinds, radiator, carpeted flooring,

Bathroom

Double glazed opaque window to side aspect, heated towel radiator, panelled bath, hand wash basin with vanity storage, double width shower cubicle, low level wc, shaver socket, extractor fan, partial tiling.

Outside

Garage

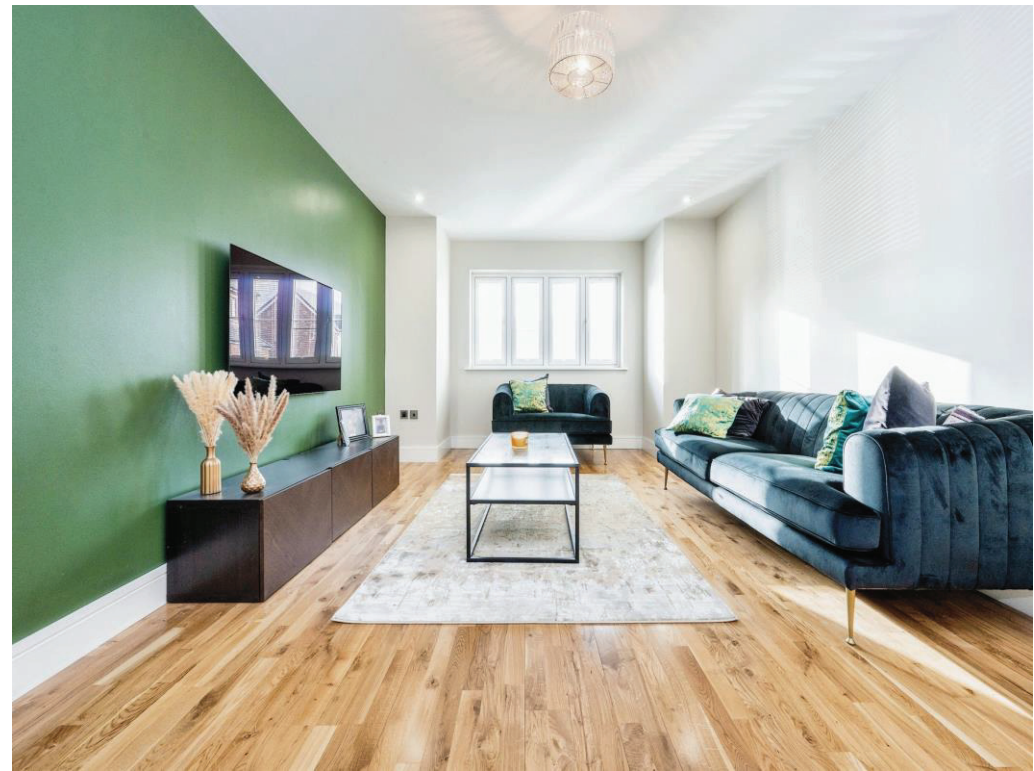
Double garage, with power and light, perfect for secure parking, work shop or extra storage.

Front Garden

Paved step to front door, block paved driveway leading to double garage, parking for 4 vehicles.

Rear Garden

Mostly laid to lawn with a paved patio area, side gate access, enclosed with wooden fencing.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: B

Tenure: Freehold

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