

Property details **approval form**

1 Honey Quest, Stewartby, Bedford, Bedfordshire, England, MK43 9SJ

Date: 03 April 2025

Property Ref and Version: FLI305409 - 0001

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£400,000
Tenure: Freehold

○ Key Features

- > Energy Rating: B
- > Detached 3 Bedroom House.
- > Three double bedrooms.
- > Master bedroom with en suite.
- > Kitchen / Diner.
- > Corner plot with garden & driveway.
- > Garage.
- > Off road parking for two vehicles.

○ Short Description

Corner plot detached 3 double bedroom family home, garage, off road parking for two vehicles, well maintained garden, sought after rural location. Early viewing is advised.

○ Long Description

We are pleased to present this modern 3 bedroom detached family home, nestled within a fairly new estate and not too far from local amenities. The property comprises of a sleek kitchen diner with ample storage and a useful utility room for all your laundry needs. Spacious living room with access to the rear garden, perfect for entertaining and al-fresco dining. 3 double bedrooms the master bedroom with an en-suite, Single garage to the rear aspect with ample storage or can be used for secure parking, a driveway to the front of the garage. The well maintained rear garden is mostly laid to lawn with a patio area.

Stewartby is in the civil parish of central Bedfordshire, originally built for the workers of The London Brick Company. Stewartby better-known as a Victorian model village. Started in 1926, Then later retirement bungalow development of the 1950s and 1960s with the pavilion community center.

Amenities
Stewartby Village Football Club.
Amateur Operatic and dramatic society.

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Large recreational park.

Water sports club, large lake.

Kimberley College, Broadmead lower school, middle school is Marston Vale which takes children from the surrounding area.

○ **Directions**

○ **Agents Note**

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○ Room Description

Entrance / Hallway
Door to front with opaque window. Leading to hall area with radiator, doors to ground floor rooms and stairs rising to first floor.
Cloakroom
low level wc, hand wash basin, radiator. Double glazed opaque window.
Living Room
10' 2" x 18' 6" (3.10m x 5.64m) Double glazed sash window, double glazed patio doors to rear garden, two radiators
Kitchen / Diner
18' 5" x 9' 4" (5.61m x 2.84m) Three double glazed sash windows, wall to base fitted units, easy clean work surfaces. one and a half bowl stainless steel sink with drainer, integrated oven with gas hob and extractor fan above, space for dining furniture. Breakfast bar. Two radiators. Storage cupboard. Space for fridge freezer.
Utility Room
Plumbing for washing machine. fitted cupboard and work surface, Central heating boiler. partially glazed door to driveway. Access to cloak room.
First Floor
Landing
Storage cupboard, radiator, double glazed window.
Bedroom 1
18' 5" x 10' 4" (5.61m x 3.15m) Two double glazed sash windows, two radiators,
En Suite
Double width shower cubicle, low level wc, hand wash basin, tiling, extractor fan, radiator.
Bedroom 2
9' 2" x 10' 2" (2.79m x 3.10m) Double glazed window, radiator, access to loft.
Bedroom 3
9' 2" x 10' 7" (2.79m x 3.23m) Two double glazed sash windows, radiator,
Bathroom
Panelled bath, low level wc, hand wash basin, radiator, tiling, double glazed opaque window, extractor fan.

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○ Room Description

Outside

Front Garden

Driveway for two vehicles. Side gate access. Path to front door, neat shingled area for potted plants, brick wall to the side aspect with a lawn area, perfect for flower beds and plants.

Rear Garden

Mostly laid to lawn, paved patio area, side gate access. Brick wall perimeter.

Garage

Single garage with up and over door. Space for storage.

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○ Room Description

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○ Property Images



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Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Approval

	Signature	Date
Isaac Bassett		
Miss C. Curry		