

for sale

guide price **£380,000**



Thillans Cranfield Bedford MK43 0FZ

A four bedroom detached family home with ensuite to master, open plan kitchen dining, parking, garage and gardens. Situated on a new development in Cranfield this property has good access to amenities, walks, schooling and commuter links.



Thillans Cranfield Bedford MK43 0FZ

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch



Double glazed door to front. Alarmed

Entrance Hall

Radiator. Storage cupboard. Stairs to first floor. Access to kitchen/lounge/cloakroom. Lounge, dining room and all way is bamboo flooring

Cloak Room

W/C. WHB. Half height tiles. Extractor fan. Bamboo flooring. Radiator.

Lounge

18' x 10' 7" (5.49m x 3.23m)

Double glazed window to front. Radiator. Bamboo laminate flooring.

Kitchen / Dining Room

20' 3" x 15' max (6.17m x 4.57m max)

Open plan Kitchen dining room separated by half height partition wall. Tiled flooring. Double glazed window to rear. Wall and base level units housing boiler. Bamboo flooring. One radiator. Double french doors to Garden. Double doors to lounge. Integrated: Fridge/freezer, Oven grill, Electric hob, Extraction hod, Dishwasher, Washing machine.

Landing

Loft access with insulation. Double glazed window on stairwell facing side aspect. Single storage cupboard. Doors to all bedrooms and family bathroom.



Bedroom One

13' 3" MAX x 11' MAX (4.04m MAX x 3.35m MAX)
Double fitted wardrobe. Radiator. Double glazed window to rear aspect. Access to ensuite.

Ensuite

W/C. WHB. HTR. Shower cubicle with doors and full height tiles in shower. Double glazed frosted window to side aspect. Half height tiling. Vinyl flooring. Extraction.

Bedroom Two

10' 9" x 10' 1" (3.28m x 3.07m)
Fitted double wardrobe. Radiator. Double glazed window to front aspect.

Bedroom Three

9' 1" x 7' 8" (2.77m x 2.34m)
Double window to rear aspect. Radiator.

Bedroom Four

9' 1" x 6' 8" (2.77m x 2.03m)
Double glazed front aspect. Radiator. Single room or a study.

Bathroom

9' 1" x 6' 8" (2.77m x 2.03m)
W/C. WHB. Panel bathroom shower connection. Half height tiling. Vinyl flooring. Heated towel rail. Extraction. Double glazed frosted window to side.

Outside

Parking for three cars. Single garage with up and over door

Front Garden

Hedge borders. Gated access. Half graveled.

Rear Garden

Side gated access from driveway. South westerly facing. Half patio. Half artificial lawn. Shed







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.

To view this property please contact Connells on

T 01908 610 805
E newportpagnell@connells.co.uk

91 High Street Newport Pagnell
 MILTON KEYNES MK16 8EN

Property Ref: NPA305879 - 0006

Tenure: Freehold

EPC Rating: B

view this property online [connells.co.uk/Property/NPA305879](https://www.connells.co.uk/Property/NPA305879)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk