



Connells

Mulberry House Dunstable Road
Tilsworth LEIGHTON BUZZARD



Property Description

This stunning new detached home is situated in a gated community and boasts an array of smart features that will make your life easier. Upon entering the property, you'll be greeted by a spacious hallway with vaulted ceiling that leads to a bright and airy kitchen/family room with air conditioning and stunning countryside views. The open-plan kitchen and dining area is perfect for entertaining, and the bi-fold doors lead out to the garden which spans over an acre of land.

The first floor features a master suite, complete with an en-suite bathroom and a walk-through wardrobe. There are two additional bedrooms, each with their own unique charm. The double-width garage provides ample space for your car and storage, and there is even a separate home office with its own plumbed WC, perfect for those who work from home.

One of the highlights of this property is the planning permission for a stable to be built on the paddock. So, whether you're an equestrian enthusiast or simply looking for a rural retreat, this home has everything you need and more. Don't miss out on the opportunity to make this property your dream home.

Entrance Hall

Vaulted ceiling with gallery landing. Skylight window with smart control. Under stairs cupboard. Wooden flooring.

Lounge

26' 5" x 14' 2" (8.05m x 4.32m)

2 x floor to ceiling double glazed windows. Air conditioning. Large log burner. Smart control lighting & heating panel. French doors to garden. Wooden flooring. Under floor heating.

Kitchen / Family Room

24' 6" x 14' 11" (7.47m x 4.55m)

Fitted kitchen with wall and base units. Central island framed by 2 wine fridges. Sunken sink with drainer. Quaker tap providing boiling and filtered water. Electric hob with recessed extractor above. Built in electric oven and warming drawer. Built in microwave. Integrated tall fridge. Integrated tall freezer. Integrated dishwasher. Smart strip lights and spot lighting. Smart control panel for lighting and heating. French doors to side. 2 bi-fold doors. Tiled flooring. Under floor heating. Air conditioning.

Utility Room/ Wash Room

Frosted double glazed window. Fitted wall and base units. Plumbing for washing machine. Space for tumble dryer within fitted units. Wash hand basin in vanity unit. WC. Vanity mirror. Recessed smart lighting. Extractor fan. Tiled flooring. Under floor heating.

Landing

Gallery landing. Radiator. Carpeted flooring.

Bedroom One

20' 7" MAX x 14' 11" MAX (6.27m MAX x 4.55m MAX)

2 double glazed windows with countryside views. Electric roller blinds. Air conditioning. Smart light control for entire home including home office. Spot lighting. Radiator. Carpeted flooring.

Dressing Room

7' 8" to wardrobe x 3' 8" max to wardrobe (2.34m to wardrobe x 1.12m max to wardrobe)

Fitted wardrobe. Radiator. Carpeted flooring. PIR sense smart lighting.

En-Suite To Bedroom One

Smart skylight window. Shower with rainfall shower. Wash hand basin. WC. Vanity mirror. Heated towel rail. Fully tiled walls. Tiled flooring.

Bedroom Two

14' 2" max x 13' max (4.32m max x 3.96m max)

Double glazed window. Air conditioning. Fitted wardrobes. Radiator. Carpeted flooring. Door to Jack & Jill bathroom.

Bedroom Three

14' 2" max x 13' 10" max (4.32m max x 4.22m max)

Double glazed window. Smart lighting and control. Radiator. Carpeted flooring.

Bathroom

Smart skylight window. Wash hand basin in vanity unit. Shower cubicle with rainfall shower. Heated towel rail. Bath with recessed smart mirror/ TV. Vanity mirror. Fully tiled walls.

Outside

Garden Room / Home Office

Wooden construction. Double glazed window to garden and paddock. Connected to home Internet network. Separate mains connected WC and wash hand basin.

Front Garden

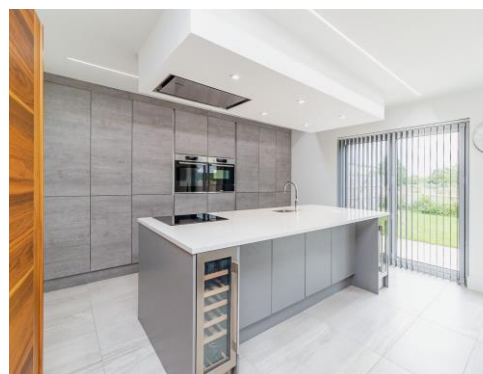
Entrance via private road and secure electric gates. Landscaped front garden. Mainly laid to lawn. Shrub beds. Enclosed with wooden fencing. Courtesy gate to public right of way. Courtesy lighting. Driveway access to garages.

Rear Garden

Wrap around garden. Mainly laid to lawn. Outside electric sockets. Outside water supply. Wrap around patio area. Courtesy gate to public right of way. Gate to paddock. Paddock has hardstanding prepared for stables. Utilities have already been run.

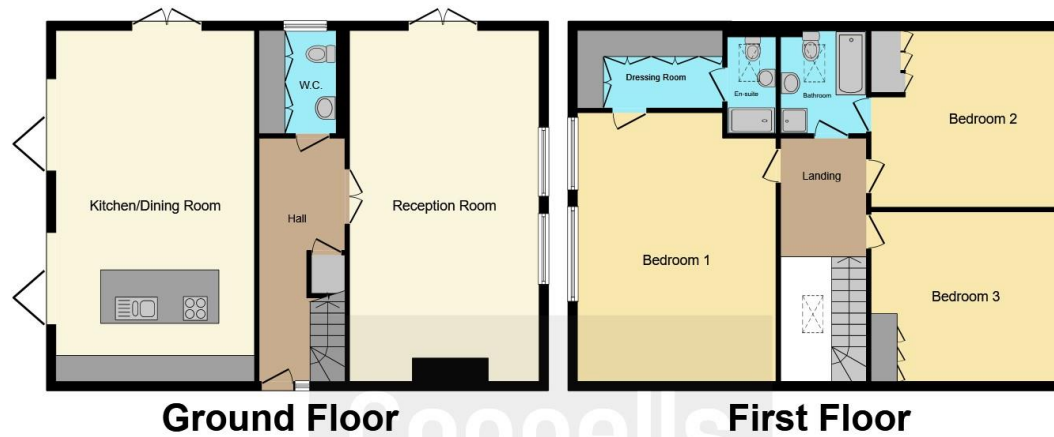
Agents Note

Paddock with hardstanding and planning permission for 2 stables. Please note there is also management charges for the private community.









Outbuilding

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

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EPC Rating: B

Tenure: Freehold

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