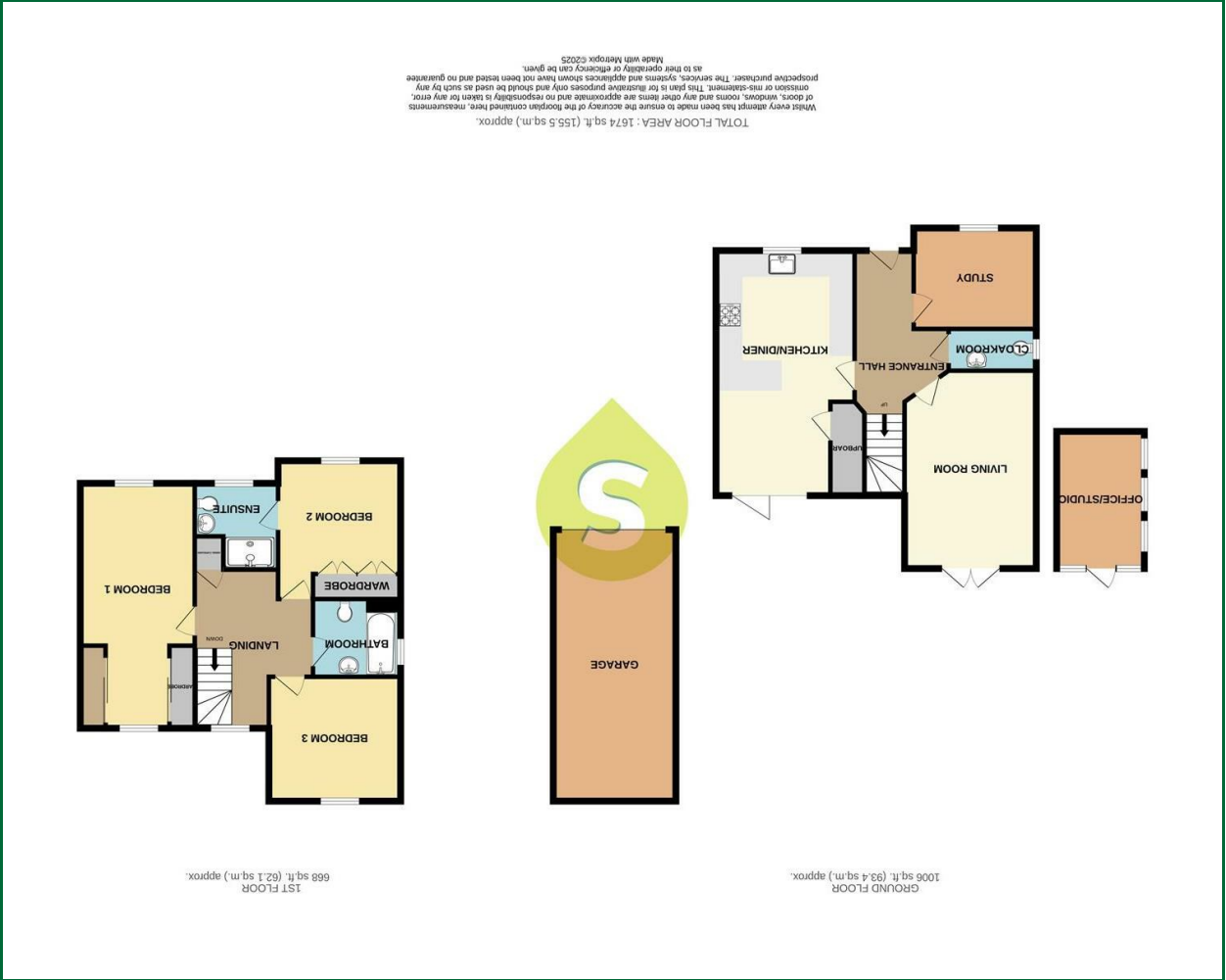




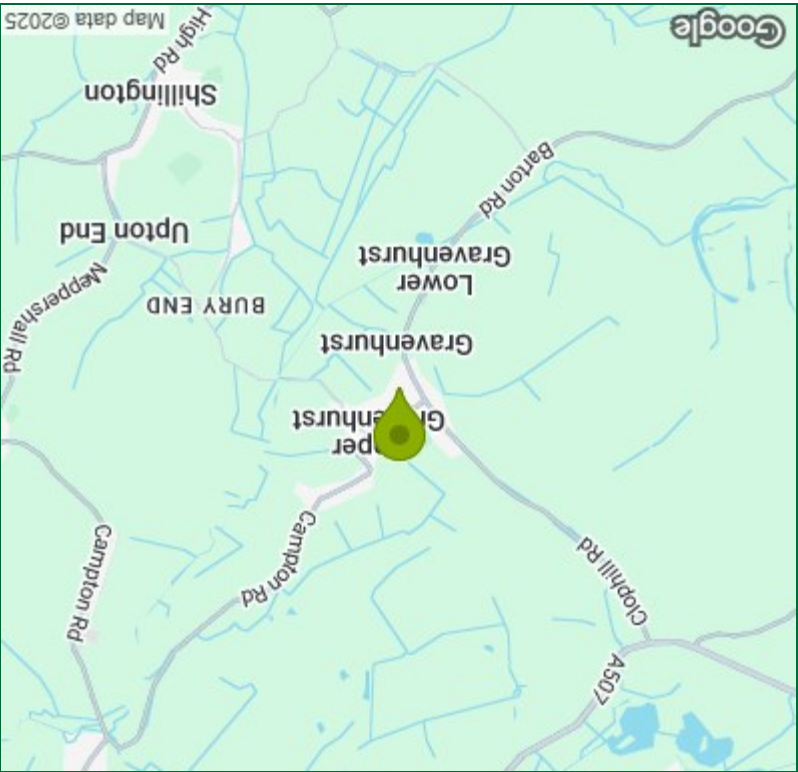
Spring Hill,
Gravenhurst | Beds
£595,000

3 2 2 B

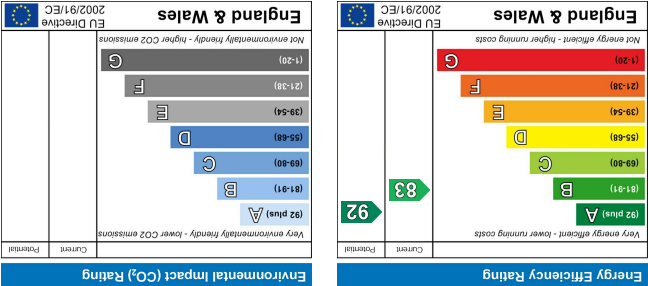
Floor Plan



Area Map



Energy Efficiency Graph



Viewing
Please contact our Shefford Office on 01462 814087
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

A STUNNING, three, double bedroom, detached, family home located in a tucked away close within the peaceful village of Gravenhurst. The property being less than 4 years old is presented in excellent order throughout and finished to a high specification. The property boasts a spacious 21ft kitchen/ dining room, large lounge, study, three double bedrooms and two bathrooms. Outside there is ample parking, a garage and a good sized rear garden.

Entrance Hall
Entrance door, stairs leading to first floor, spotlights.

Snug/Study
10'6" x 8'7"
Window to front with fitted shutters, inset spotlights.

Cloakroom
White suite comprising of low level w.c, wall mounted basin, inset spotlights.

Living Room
16'11" x 11'2"
French doors to garden, inset spotlights.

Kitchen/Dining Room
21'1" x 11'10"
A well fitted kitchen with a range of base and eye level units with Quartz top work surfaces and matching upstands, inset stainless steel sink unit with mixer tap, integrated appliances including eye level oven, microwave oven, fridge/freezer, dish washer, washing machine/drier and induction hob, window to front with fitted shutters, inset spotlights, large storage cupboard, bi folding doors to garden.

Landing
Window to rear, access to loft space, airing cupboard housing hot water tank, radiator.



Bedroom One
21'1" x 9'8"
A spacious, dual aspect room with windows to front and rear with fitted shutters, two radiators, two large fitted wardrobes with sliding mirror doors. Could easily be split in to two bedrooms.

Bedroom Two
11'10" x 10'5"
Window to front with fitted shutters, radiator, door to:-

En-suite
White suite comprising of fully tiled shower cubicle with wall mounted shower, low level w.c, wash hand basin in vanity unit, tiled floor, heated towel rail, window to front.

Bedroom Three
11'2" x 10'2"
Window to rear with fitted shutters, radiator.



Bathroom
White suite comprising of panel enclosed bath with mixer tap, wall mounted shower with glass screen, low level w.c, wash hand basin in vanity unit, tiled floor, tiled walls, inset spotlights, window to side.

Front Garden
Block paved driveway leading to garage and providing off road parking, gated access to rear garden, path leading to front door, rest laid to lawn.

Garage
23'4" x 10'6"
Up and over door, power and light, eave storage space.

Rear Garden
A fully enclosed, landscaped rear garden with paved patio area, steps up to lawn with flower bed borders, additional patio area to rear of garden.

Office/Studio
11'9" x 7'6"
Useful outbuilding with power and light, wall mounted heater, windows to side and front.

Agents Notes

Freehold.
Council tax band F.
Annual service charge £TBC.

