



The Orchards  
, Eaton Bray, LU6 2DD

Price **£550,000**

4 1 1 D

A row of four icons: a bed icon with the number 4, a shower icon with the number 1, a sofa icon with the number 1, and a staircase icon with the letter D.

 **QUARTERS**  
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# The Orchards

, Eaton Bray, LU6 2DD

Quarters are delighted to offer for sale with no upper chain this rare to the market four bedroom detached family home, situated on this quiet and picturesque cul-de-sac within the popular village of Eaton Bray, which provides a range of local amenities including shops, primary school and public house. The property is presented to the market in need of some modernisation, with accommodation comprising: Entrance porch, hallway, spacious lounge, generous kitchen/dining room, utility lobby, cloakroom/WC, four bedrooms and a family bathroom. Additional benefits include gas heating, private rear garden, driveway with ample parking and a double garage. Viewing is highly recommended.

### Location:

The property is situated in a tucked away position in this quiet and desirable cul-de-sac, located in the heart of the Bedfordshire village of Eaton Bray. There are a number of local scenic footpaths nearby, and the village is home to a range of local amenities including parks, shops, pubs and a primary school. The village is well placed to access a variety of transport links including access to the M1 motorway a short drive away.

### Ground Floor:

There is a glazed porch providing protection from the elements, before a front door leads into the entrance hallway. The entrance hallway is centrally located, with stairs leading to the first floor, a cloakroom/WC, and doors to the kitchen/dining room and living room. The kitchen/dining room is an excellent size, providing ample space for a variety of furniture. The kitchen is fitted with a range of wall and base level units and provides ample workspace to suit all needs. Tucked in the corner is a door to the utility lobby, which accommodates appliances, with a built in larder/store cupboard and a further door to the side passage. At the rear of the property is the good sized living room, which is bright and airy space with a fireplace. There are further sliding doors to the conservatory which provides views of the rear garden.







### First Floor:

The generous first floor landing provides a warm welcome, and there are doors to the four bedrooms and family bathroom. There is room on the landing for storage or desk space if desired. The two largest double bedrooms each feature fitted wardrobes plus ample space for additional bedroom furniture. The family bathroom is well proportioned and is fitted with a four piece suite comprising of a low level WC, wash hand basin, panel bath and shower cubicle.

### Outside:

To the front of the property is a spacious driveway providing ample parking, which extends to the double garage and front door. There is also a neat lawn area with a mature tree proving a pleasant feature. The low maintenance rear garden is laid mainly to paving with mature shrubbery to the borders, and is enclosed by panel fencing. The garage offers potential for conversion (STTP) to create additional living space, if required.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.



## Floor Plan



Total Area: 1897 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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