



Guide price £800,000
1 Williamson Way, Pitstone, LU7 9FU



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Quarters are delighted to offer for sale this impressive and flexible detached family home providing approximately 2000 sq ft of accommodation with the additional benefit of a further 200 sq ft games rooms above the detached double garage. Built in 2017 by the award winning Croudace Homes this beautiful home also offers a luxury 32 ft Integrated kitchen/dining room with granite worktops incorporating a central island with inset gas hob, opening into a light-filled family room with double doors to the landscaped garden. Completing the ground floor is a utility room, well proportioned living room with fireplace and a study. Upstairs has a large master bedroom with a range of fitted wardrobes and a spacious en-suite, three further good sized bedrooms and a family bathroom. Externally there is a generous south facing garden and driveway parking for four cars. Viewing is highly recommended.

Location:

Pitstone itself boasts local amenities and a village school, and is just a few minutes walk from the picturesque village of IVINGHOE including various pubs, one of which is Grade II listed and dating back to the 16th Century. Also provided is a post office, local shop, pharmacy, library, doctor's surgery and a village park.

Entrance Hallway:

Enter via hardwood door. Stairs to first floor with cupboard under. Radiator. Polished tiled floor. Glazed doors to living room. Further doors to study, cloakroom/WC and kitchen/dining room. Hive heating control.

Cloakroom/WC:

Fitted white suite comprising low level WC and vanity wash hand basin with tiled splash backs. Polished tiled flooring.

Living Room: 16'0 x 14'1 (4.88m x 4.29m)

Double glazed window to front aspect. Double panel radiator. Feature lime stone fireplace with gas fire. Television point. Glazed doors to:

Kitchen/Dining Room: 32'3 x 12'6 (max) (9.83m x 3.81m (max))

A luxury fitted kitchen comprising inset one and a half bowl sink with cupboard under. Further range of wall and base level units with granite work surface over. Two integrated fridge freezers. Further integrated dishwasher, double oven and five ring gas hob with filter hood over. Under pelmet lighting. Two double panel radiators. Polished tiled floor. Television point. Double glazed windows to dual aspects. Double glazed door to garden. Glazed doors to family room. Door to:

Utility Room:

Double glazed door to side access. Stainless steel sink with cupboard under and granite work surface over. Wall mounted cupboards. Space for washing machine and dryer. Polished tiled floor.

Family Room: 15'11 x 10'9 (4.85m x 3.28m)

Double glazed double doors to garden. Double glazed window to side aspect. Polished tiled floor. Television point.

Study: 10'8 x 7'2 (3.25m x 2.18m)

Double glazed window to front aspect. Single panel radiator. Polished tiled floor.

Landing:

Galleried landing with double glazed window to front aspect. Access to loft. Single panel radiator. Doors to all bedrooms and family bathroom. Airing cupboard.

Master Bedroom: 15'4 (inc wardrobes) x 12'7 (4.67m (inc wardrobes) x 3.84m)

Double glazed window to side aspect. Single panel radiator. Television point. Network points. Two large built in wardrobes. Door to:

En-Suite:

Double glazed window to rear aspect. Heated towel rail. Fitted four piece suite comprising low level WC, vanity wash hand basin, panel bath and shower cubicle. Tiling to water sensitive areas. Tiled floor.

Bedroom Two: 11'9 x 11'0 (3.58m x 3.35m)

Double glazed window to front aspect. Single panel radiator. Built in wardrobe.

Bedroom Three: 10'10 x 9'1 (3.30m x 2.77m)

Double glazed window to rear aspect. Single panel radiator.

Bedroom Four: 10'0 x 8'7 (3.05m x 2.62m)

Double glazed window to front aspect. Single panel radiator.

Family Bathroom:

Double glazed window to side aspect. Heated towel rail. Fitted four piece suite comprising low level WC, vanity

wash hand basin, panel bath and shower cubicle. Tiling to water sensitive areas. Tiled floor.

Outside:

Games Room: 19'6 x 9'7 (5.94m x 2.92m)

Access via a double glazed door to stairs. Double glazed window to dual aspects. Built in storage. Wall mounted heater. Stainless steel sink with cupboard and work surface space. Space for dishwasher. Wood effect flooring.

Double Garage:

Accessed via an electric up and over door. Power and lighting. Door to WC.

WC:

Double glazed window to rear aspect. Chrome heated towel rail. Fitted white suite comprising low level WC and pedestal wash hand basin. Ceramic tiled floor.

Front:

Lawn area with yew hedge boarder. Block paved driveway for four cars extending to double garage. Gated access to rear. Block paved path to front door.

Rear:

Landscaped private rear garden mainly lawn to lawn with a generous sized patio and BBQ area. Further seating area with pergola.

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.



Total Area: 2523 ft² ... 234.4 m²

Total Area excluding Double Garage, Games Room, WC 2: 1921 sq.ft ... 178.4 sq.m

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