



1 St Leonards Close, Stagsden, Bedfordshire, MK43 8AQ



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Stagsden,
Bedfordshire,
MK43 8AQ

Price £825,000

Rarely available modern stone
built home in a sought after
location....

Detached family home

Cloakroom

Living room

Kitchen/dining/family room

Office/study

Utility

Five bedrooms

Three bath/shower rooms

Air source heat pump

Double garage

Enclosed rear garden



- Council Tax Band G
- Energy Efficiency Rating B

Bedford's town centre amenities and the mainline railway station are only around four miles away...



Set in the sought after village of Stagsden, within a small development of similar properties, this detached home combines a traditional feel with a contemporary finish.

The house was completed in 2018, with the development carefully designed to suit the rural environment where it is situated.

The house sits under a peg tiled roof and is predominantly constructed with stone elevations.

Internally, on the ground floor an oak central staircase greets you with stairs rising to the first floor. The kitchen/dining/family room is a particular feature and offers ample space to sit and dine, with the kitchen being finished with a range of gloss units with quartz worktops over. There is a central island/breakfast bar



and the kitchen includes a range of fitted appliances. Adjacent to the kitchen there is a utility room and also a study/office. The living room runs from the front to the rear of the property and has an inset log burning stove.

Upstairs the master bedroom benefits from a dressing room and an en suite bathroom which includes a free standing bath and separate shower. There are four further bedrooms, one with a further en suite and there is a family bathroom. All sanitary ware is fitted to a high standard throughout.

Further benefits include many oak finishes, a ground floor cloakroom and high performance double glazing. The property has an energy efficiency rating of 85 (B) and is therefore considered to be very efficient in terms of running costs. Heating is provided by an air source heat pump and solar panels reduce hot water costs.

Outside there is a double garage to the rear with off road parking. The rear garden is south facing, part walled and includes a patio and a lawn area.





Ground Floor
Main area: approx. 112.0 sq. metres (1205.9 sq. feet)
Plus garages, approx. 32.4 sq. metres (348.6 sq. feet)

First Floor
Approx. 104.8 sq. metres (1128.5 sq. feet)

Main area: Approx. 216.9 sq. metres (2334.4 sq. feet)
Plus garages, approx. 32.4 sq. metres (348.6 sq. feet)

Every attempt has been made to ensure the accuracy of this floorplan, however no responsibility is taken for any errors, omissions or mis-measurements. This plan is for illustrative purposes and is a guideline only, and should be used as such by any prospective purchaser.
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