



35 Sandy Road, Willington, Bedfordshire MK44 3QS



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Willington
Bedfordshire
MK44 3QS

OIEO £800,000

Rarely available modern home
set in a popular village
location...

Detached family home

Cloakroom

Living room and family/cinema room

Open plan kitchen/dining room

Utility room

Four bedrooms

Three bath/shower rooms

Salon (part garage remains for storage)

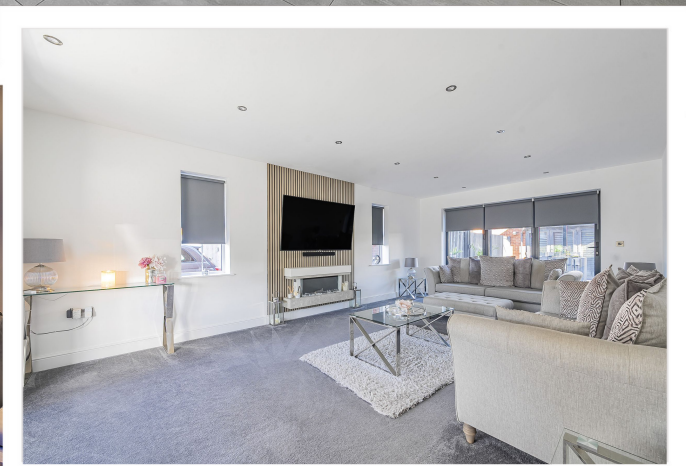
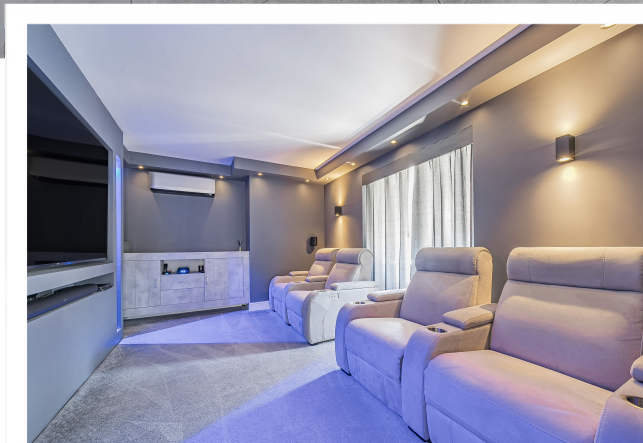
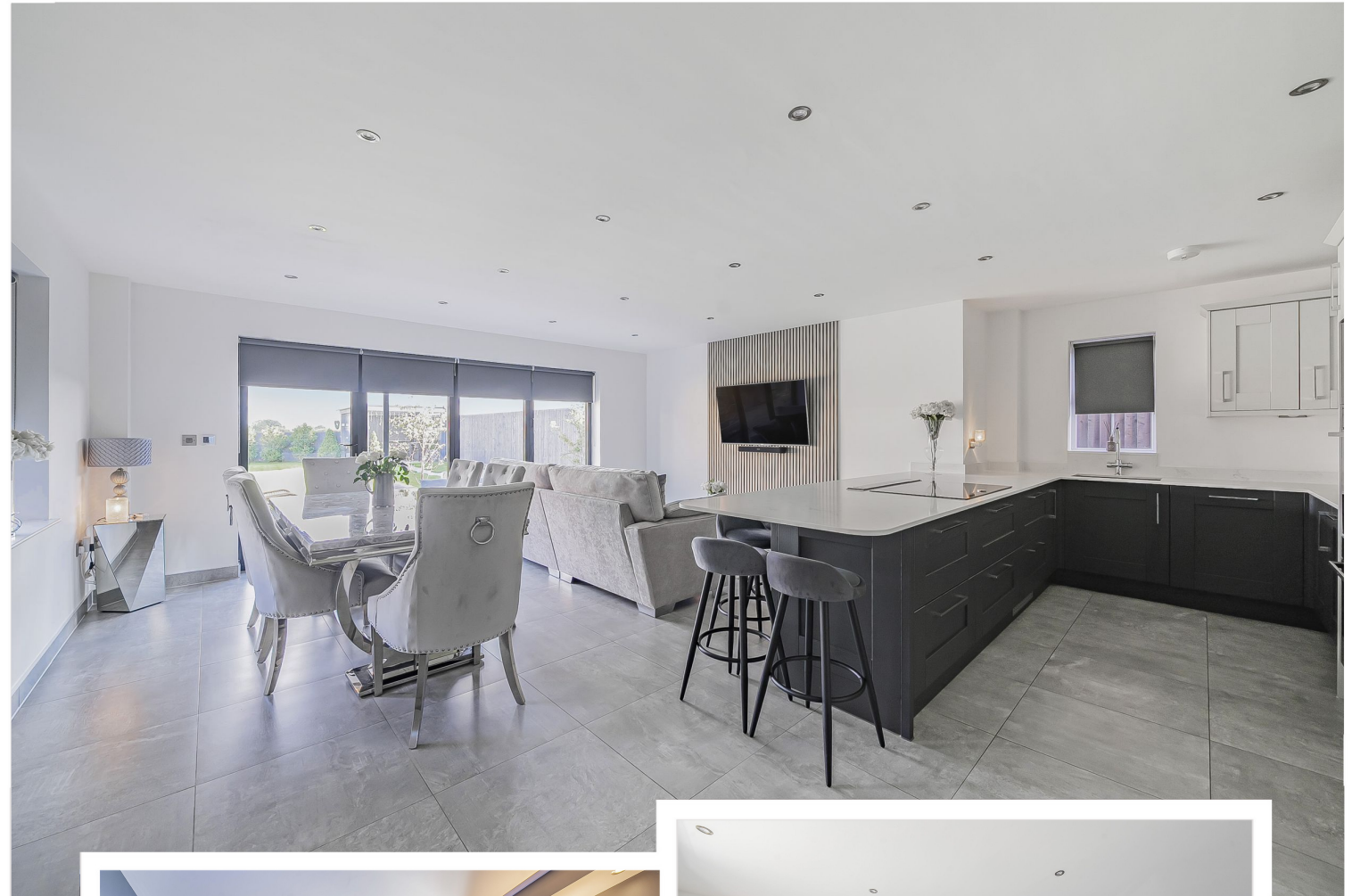
Outside kitchen

Landscaped plot

Superb condition

Freehold

- Council Tax Band G
- Energy Efficiency Rating B



Presented in show home condition...



Set in the village of Willington, this exceptional home was constructed in 2021 and offers many unique features including a cinema room, a home salon and an outdoor kitchen.

The accommodation is configured over two floors and the ground floor includes a family room/cinema room with an 85 inch TV and surround, electric cinema recliners and blackout curtains – all being included with the sale. The hub of the home is undoubtedly the kitchen/dining/family room which is located to the rear of the house. The kitchen offers a wide range of modern fitted units, appliances including a wine cooler, and there are bi-folding doors to the rear. Running from the front to the rear of the house, the separate living room also has bi-folding doors. On the first floor there are four bedrooms, two with en suites and a family bathroom with all

bath/en suite fittings finished to a high standard. There is a utility room and a cloakroom.

The property is heated by an air source heat pump with underfloor heating downstairs and is fully double glazed. Other benefits include air conditioning in some rooms, a hot tub, fitted blinds and CCTV.

The property occupies a plot of approximately 0.2 acres and outside there are several unique features, which may well appeal to those working from home and those who enjoy entertaining. The garage has been partially converted to create a super home salon which includes a WC, with part of the garage remaining for storage purposes. There is an outdoor kitchen, which is beautifully fitted out, with a range of facilities and a pizza oven which, along with some of the other items, are available subject to negotiation. The garden is well landscaped with patio areas, verandas, an area of lawn and a variety of shrubs. The property is accessed via electric sliding gates and there is extensive parking available on a large block paved drive.



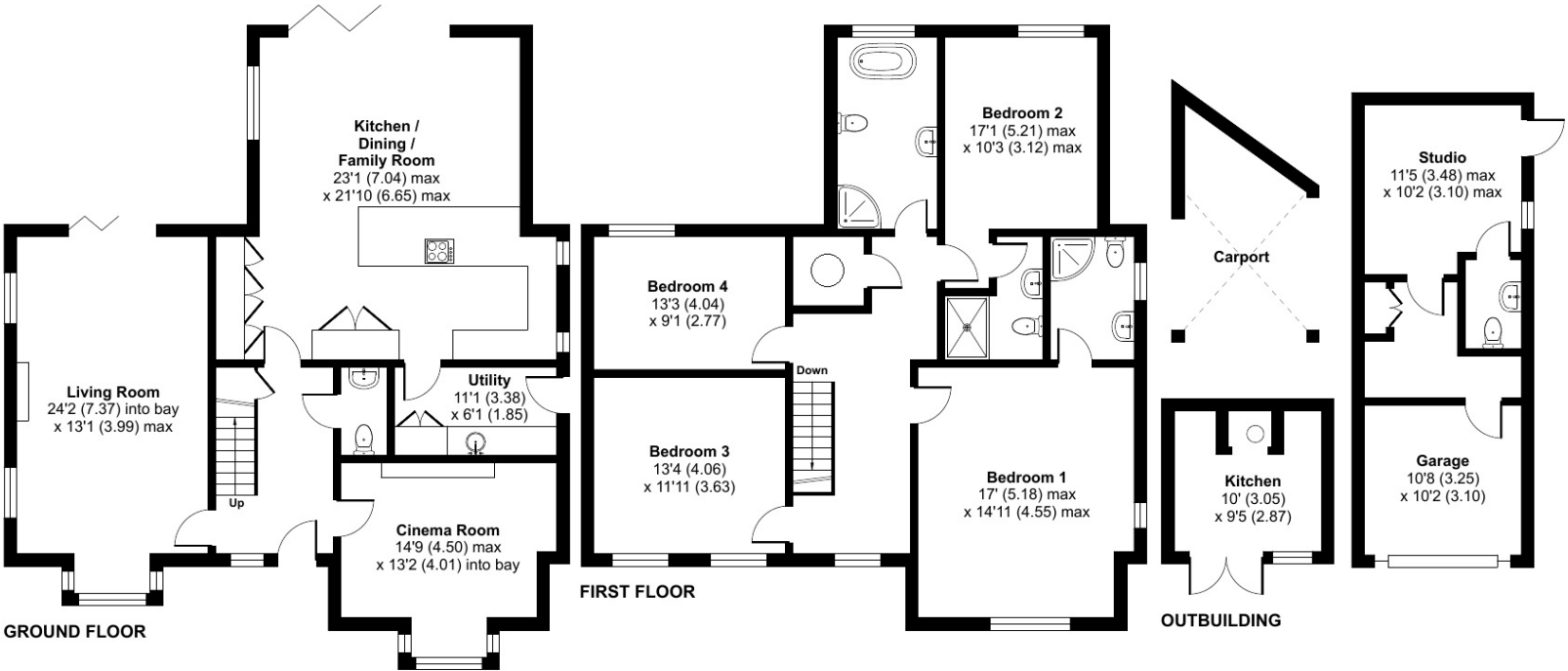
Sandy Road, Bedford, MK44

Approximate Area = 2196 sq ft / 204 sq m (excludes garage / carport)

Outbuilding = 95 sq ft / 8.8 sq m

Total = 2291 sq ft / 212.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Lane & Holmes. REF: 1188553



01234 327744 | sales@laneandholmes.co.uk | www.laneandholmes.co.uk | 66-68 St Lyses Street, Bedford, Bedfordshire, MK40 1EZ

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