



Located in the charming and popular village of Eaton Bray, very close to Edlesborough and at the foot of the stunning Dunstable Downs. Bradshaws are marketing this four bedroom detached property, set within a peaceful small development of executive family homes. Mill End Close has no through road and this plot backs onto orchards, making it a peaceful and beautiful place to live. The property is within close proximity to Dunstable and Leighton Buzzard whilst retaining the benefits of a rural village.

Tastefully presented throughout this much-loved family home offers a spacious lounge and dining room, modern kitchen and utility room (with some integrated appliances), family room/office, a modern conservatory and downstairs WC. Upstairs features four spacious bedrooms with en-suite to the master bedroom and a recently fitted family bathroom.

The front of the property offers driveway for two cars and the rear of the property features a delightful and enclosed rear garden, offering the perfect space to relax and entertain. Internal viewings are strongly recommended to appreciate this family home.

Entrance Hall

Providing access to all ground floor accommodation with a double glazed composite front door. Coir matting. Home security alarm panel. Central heating thermostat. Stairs rising to the first floor accommodation.

Lounge Area

Double glazed box bay window to the front aspect. Feature fireplace with marble hearth and a gas coal effect fire. Coved ceiling. Fitted carpet. TV point.



Dining Area

Double glazed french doors leading to the conservatory. Radiator. Fitted carpet.



Family Room / Office

Double glazed window to the front aspect. Radiator. Fitted carpet. Inset spot lights to the ceiling.



Conservatory

Of UVPC framed, brick and double glazed sealed unit construction with double glazed french doors leading onto the patio area. Triple aspect and bright living space that looks out onto the garden. Tiled floor with underfloor heating.



Kitchen

Fitted to comprise a range of wall, drawer and base units with work surface over, incorporating a one and half sized drainer sink unit. Integrated oven and electric hob with extractor hood over. Space for an American style fridge/freezer. Pantry cupboard. Part tiled walls and tiled floor. Double glazed window to the rear aspect. Radiator. Inset ceiling spotlights.



Utility Room

Fitted to comprise a range of wall and base units with work surface over. Space and plumbing for a washing machine and tumble dryer. Tiled floor. Radiator. Double glazed window to the side aspect and double glazed door leading to the rear garden.



Cloakroom

Accessed from the utility room and comprising a w/c and wash hand basin with tiled splashback. Tiled floor. Radiator. Double glazed window to the side aspect.

Landing

Providing access to all first floor accommodation. Fitted carpet. Hatch to part boarded loft space.

Master Bedroom

Twin double glazed windows to the front aspect. Fitted wardrobes. Radiator. Fitted carpet.



En Suite Shower Room

Comprising a w/c. Pedestal wash hand basin. Shower enclosure with shower over. Tiled walls and floor. Shaver socket. Radiator. Extractor fan. Inset ceiling spotlights. Double glazed window to the side aspect.



Bedroom Two

Double glazed window to the rear aspect. Built in wardrobe. Radiator. Fitted carpet.



Bedroom Three

Double glazed window to the front aspect. Radiator. Fitted carpet.



Bedroom Four

Double glazed window to the rear aspect. Radiator. Wooden laminate flooring. Built in wardrobe.



Family Bathroom

Recently fitted to comprise a w/c. Pedestal wash hand basin and panelled bath. Tiled walls and floor. Heated towel rail. Extractor fan. Mirrored cabinet. Double glazed window to the rear aspect.



To The Front

Laid mainly to lawn with mature conifers and flower and shrub borders. A driveway providing off road parking for 2 vehicles. Security light.



Rear Garden

A private, well kept garden backing on to an orchard, laid mainly to lawn with a paved patio area to the immediate rear of the property. Flower and shrub borders with boundary fencing and gated pedestrian access to the side of the property. Outside tap. Security light. Garden shed.



NB

Services and appliances have not been tested.

Viewing

By appointment through Bradshaws.

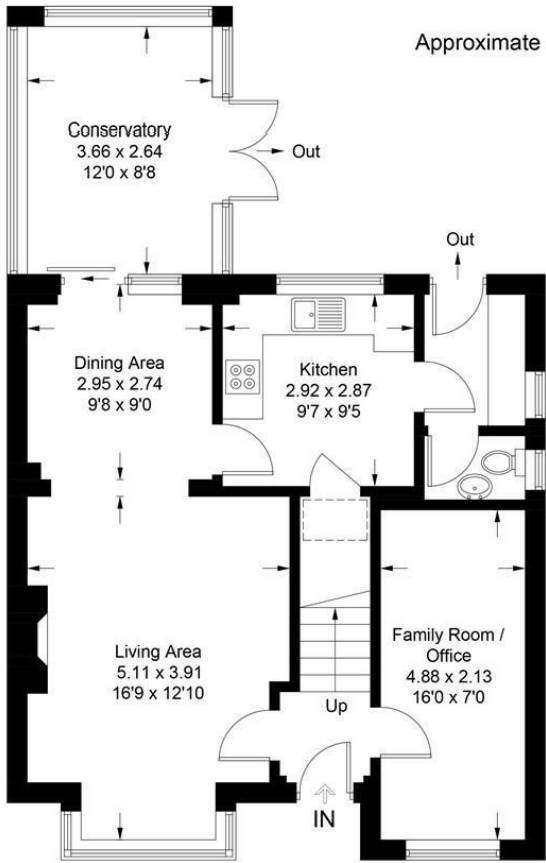
Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

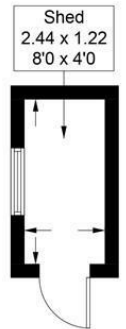
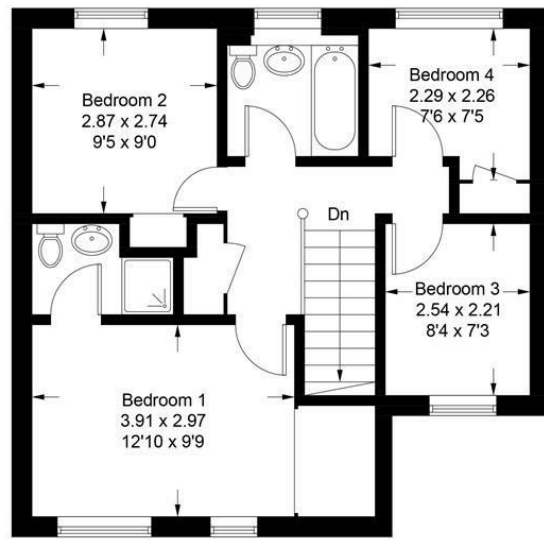


7a Mill End Close

Approximate Gross Internal Area = 118.0 sq m / 1270 sq ft
 Shed = 2.9 sq m / 31 sq ft
 Total = 120.9 sq m / 1301 sq ft



= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1095988)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	