



This home is set in a private and gated cul-de-sac location in the sought-after village of Toddington and within walking distance of all local amenities, including schools, shops and local pubs. This four / five bedroom property offers versatile accommodation to meet the needs of a modern family. With separate dining, kitchen and breakfast room, the downstairs accommodation offers vast potential to knock through to provide open-plan living space, plus huge potential to extend to the rear and side. (STPP). The property could benefit from some updating and modernisation throughout.

Downstairs provides a large lounge with access to the decked area and rear garden, together with a shower room, kitchen, breakfast room, dining room, family room, plus a large study which could be used as a play room, music room or fifth bedroom. Upstairs the property has four good sized bedrooms, one with a dressing room, together with a family bathroom.

This home has a generous front garden, laid mainly to lawn, and a driveway providing off road parking for at least four vehicles, together with a garage and electric vehicle charging point. The large, mature rear garden offers a number of entertaining spaces for relaxation and al fresco dining.



## Entrance Hall

A spacious arrival hall, with a partially double glazed front door. Obscured double glazed window to the front aspect with carpeted stairs leading to the first floor. Tiled flooring. Glazed double doors to the dining room. Textured ceiling with coving.

## Downstairs Shower Room

Comprising a WC, wall hung wash hand basin and shower cubicle. Vinyl floor and fully tiled walls. Extractor fan. Heated towel rail. Obscured double glazed window to the front aspect.



## Lounge

Double glazed bow window to the front aspect and double glazed French doors leading onto to the decked area and rear garden. Feature fire place with a living flame gas fire. Radiators. Fitted carpet. Dado rail. Textured ceiling with coving.



## Dining Room

Double glazed window to the rear aspect and glazed internal double doors from the entrance hall. Fitted carpet. Radiator. Textured ceiling with coving.



## Kitchen

Requires updating but is fitted with a range of wall and base units with work surface over, incorporating a one and a half size drainer sink unit. Integrated Neff oven and hob with extractor hood. Space for a dishwasher and fridge/ freezer. Part tiled walls and vinyl floor. Radiator. Textured and coved ceiling. Double glazed window to the rear aspect.



## Breakfast Room

Adjacent to the kitchen, this room has a double glazed door leading to the garden plus two double glazed windows to both side aspects. Wooden laminate flooring. Personnel door to the garage.





## Study

Currently used as an office, this room provides versatile accommodation and could be used as a 5th bedroom, play room, music room or family space. Two double glazed windows to the front and rear aspects. Wooden laminate flooring with underfloor heating. Inset ceiling spotlights.



## Dressing Room

Accessed from Bedroom Two, this dressing area has a Velux window to the rear aspect, fitted carpet and storage under the eaves.



## Landing

Providing access to all first floor accommodation. Double glazed window to the front aspect. Fitted carpet. Radiator. Textured ceiling. Hatch to boarded loft space, with ladder, light and power. Airing cupboard housing a wall mounted Vaillant gas boiler.

## Bedroom One

Double glazed window to the rear aspect. Fitted carpet. Radiator. Textured ceiling.



## Bedroom Three

Double glazed window to the rear aspect. Radiator. Fitted carpet. Textured ceiling with coving.



## Bedroom Two

Double glazed window to the front aspect. Radiator. Fitted carpet. Door to dressing room.

## Bedroom Four

Double glazed window to the rear aspect. Built in wardrobes. Radiator. Fitted carpet. Textured ceiling.





## Garage

A single attached garage with an up and over door. Personnel door leading to the breakfast room. Light and power with space and plumbing for a washing machine and tumble dryer.

## Rear Garden

A mature, well kept garden with flower and shrub borders, trees and bushes. Wooden decking, accessed from the lounge, plus a paved patio for alfresco dining, stepping down to the lawned area. Boundary fencing with gated pedestrian access to the side of the property. Outside taps and external power sockets. Security lights. Two sheds, one with light and power.



## Family Bathroom

Comprising a WC, wall hung wash hand basin, panelled bath with shower over and a shower screen. Fully tiled walls and vinyl floor. Heated towel rail. Extractor fan. Obscured double glazed window to the front aspect.



## Rear Elevation

Showing vast potential to extend the property (STPP).



## Front of Property

Laid mainly to lawn with flower and shrub borders. A driveway, leading to the garage, providing off road parking for 4 vehicles and an electric vehicle charging point.



## NB

Services and appliances have not been tested.

## Viewing

By appointment through Bradshaws.

## Disclaimer

These details have been prepared by Jane McFarland and the statements contained therein represent her 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 have 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.)

## 2 Stockdale

Approximate Gross Internal Area = 166.5 sq m / 1793 sq ft  
(Including Garage)

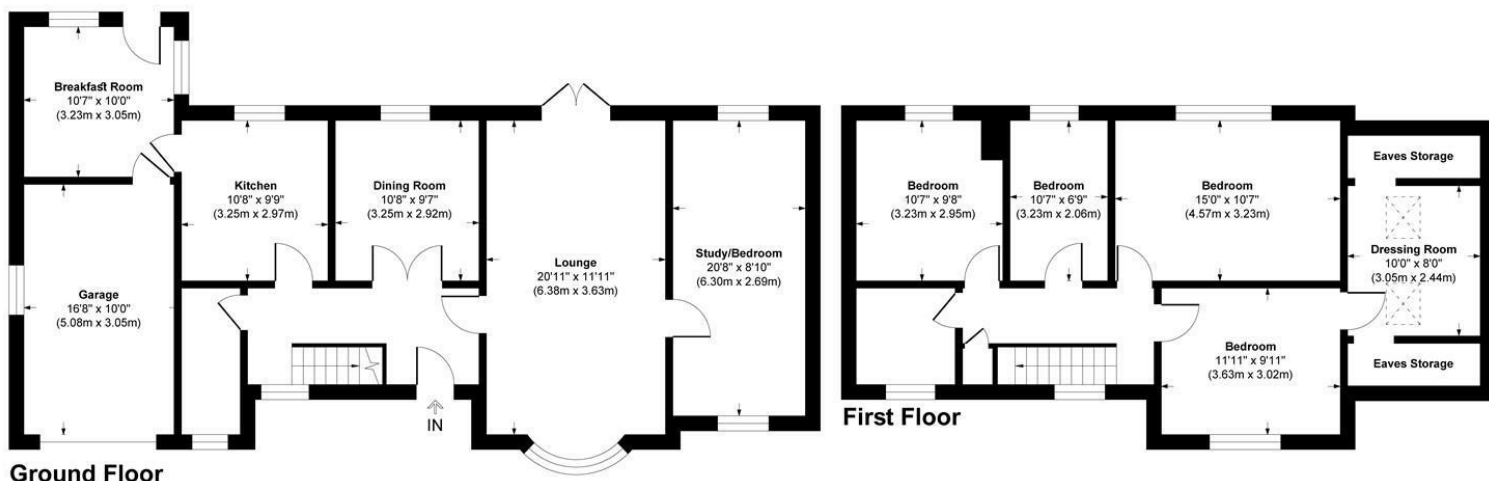


Illustration for identification purpose only, measurements approximate, and not to scale.

