

New to the market in the highly desirable village of Cotton End, near Bedford. This delightful three bedroom semi-detached home has been thoughtfully improved and tastefully extended. Downstairs features a spacious entrance hall with downstairs shower room, utility room, sitting room and a large, modern open-plan kitchen / dining space with bi-folding doors opening onto the rear garden.

Upstairs features three good-sized bedrooms and a high specification modern family bathroom. Externally, the property benefits from a sunny garden and patio, driveway, garage, office and workshop / store room. Heaps of outbuilding / storage space make this the ideal family home and perfect for those who need additional space for work, exercise or hobbies. An Internal viewings highly recommended to appreciate all this beautiful and unique home has to offer.

Entrance Hall

Providing access to all ground floor accommodation with a composite door and double glazed window to the side. Wood laminate flooring. Vertical radiator. Stairs rising to the first floor accommodation.



Utility Room

Fitted to comprise a range of base level units with solid wood work surfaces over. Shelves as fitted. Space and plumbing for a washing machine. Tiled splash back area.



Shower Room

Recently refitted to comprise a w/c with concealed cistern. Wash hand basin and vanity unit. Shower enclosure with shower over. Part tiled walls and tiled floor. Extractor. Bluetooth speak built within mirror.



Kitchen / Dining Room

A great open plan rear aspect living space that provides the perfect setting for the family to relax, entertain and enjoy. The kitchen area is tastefully fitted to comprise a range of wall, drawer and base level units with solid wood work surfaces over. Drainer sink unit. Integrated gas hob with extractor hood over. Integrated eye level double oven. Integrated 60 / 40 fridge freezer, dish washer and bin drawer. Corner kidney base level pull out larger with further full length pull out larder unit. Breakfast island with storage under. Double glazed window to the side. Bi-folding doors to the rear garden. Wood laminate flooring. Inset spot lights to the ceiling. Built in bluetooth speakers to ceiling.



Sitting Room

Feature fireplace with lined chimney and space for a wood burner. Double glazed window to the front aspect. Radiator. Wood laminate flooring. Wall mounted TV point with hidden power/ariel/hdmi cable for installation.



Bedroom One

A good sized rear aspect room with a double glazed window to the rear aspect. Radiator. Fitted carpet.

wall mounted combi boiler. Radiator. New fitted carpet. Coved and textured ceiling.



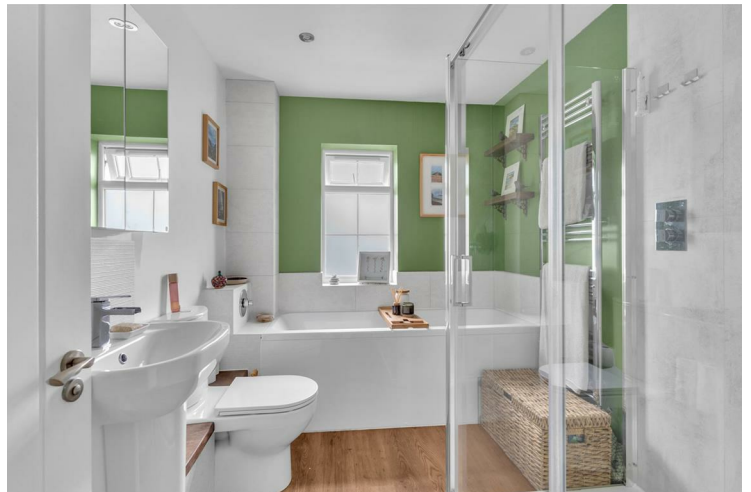
Bathroom

Tastefully fitted to comprise a w/c. Pedestal wash hand basin. Panelled bath and shower enclosure with rain effect shower over and a hand held shower attachment. Inset spot lights to the ceiling. Part tiled walls. Double glazed window to the side aspect. Extractor.



Bedroom Two

Double glazed window to the front aspect with far reaching open field views. Fitted wardrobes. Radiator. New fitted carpet.



To the Front

Small low maintenance garden with brick retaining wall.



Bedroom Three

Double glazed window to the side. Cupboard housing the



Driveway

Providing off-road parking for multiple vehicles and onward access to the garage. Boundary fencing and lockable gate with access to the rear of the property.

Garage

With up and over door. Light and power. Double glazed window and door to the side.

Store / Workshop

Set adjacent to the garage this space has a vast scope to convert into another office or if converted in conjunction with the garage and office / hobby room could offer potential for a larger work space or annexe.



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.)



Office / Hobby Room

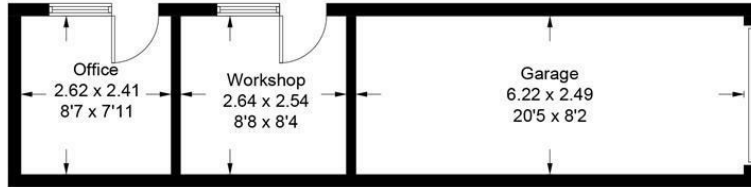
Extensively converted and fully insulated with double glazed door and window to the side. Wood laminate flooring. Power and WiFi.



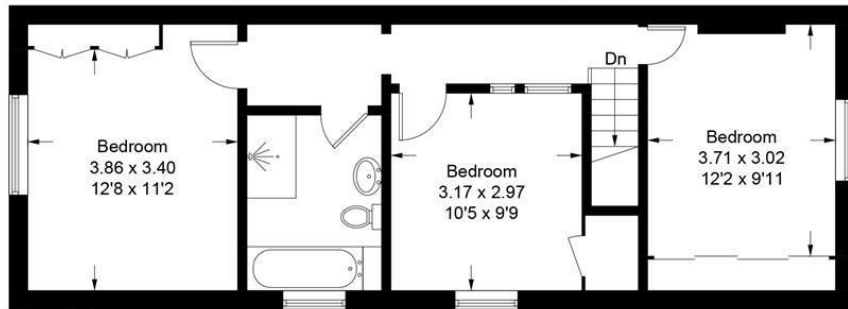
Rear Garden

Laid mostly to lawn with a patio area at the end of the garden. Gated pedestrian access to the front and rear of the garden. Boundary fencing. Outside tap. Feature external lighting. Well positioned with sun all day.

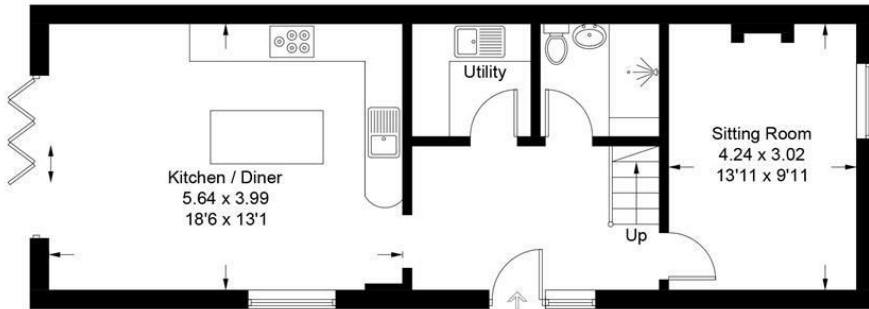
Approximate Gross Internal Area = 110.2 sq m / 1186 sq ft
 Outbuilding = 28.1 sq m / 302 sq ft
 Total = 138.3 sq m / 1488 sq ft



(Not Shown In Actual Location / Orientation)



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1130189)

