



New to the market in the highly sought-after village of Studham, South Bedfordshire. This luxury home has been tastefully extended and is immaculately presented throughout. The property features a spacious entrance hall, large, modern, open-plan kitchen and dining space with premium finishes throughout and integrated appliances and a separate sitting room.

The property features a master bedroom with en-suite shower room and a seating area with French doors overlooking the rear garden. There are a further two good-sized bedrooms on the ground floor alongside a modern and high spec family bathroom.

To the rear of the property is a large and well-maintained private garden. This thoughtfully designed space features a bespoke outdoor kitchen with a brick built pizza oven and wine fridge. The external entertaining space is complemented by a brick built summer house at the very rear of the garden.

Internal viewings strongly recommended to appreciate this beautiful family home.

Entrance Hall

Providing access to all ground floor accommodation and a composite door with glazing to the side aspect. Amtico flooring with underfloor heating. Underfloor heating digital thermostat. Inset spot lights to the ceiling. Under stair storage area. Stairs rising to the first floor accommodation

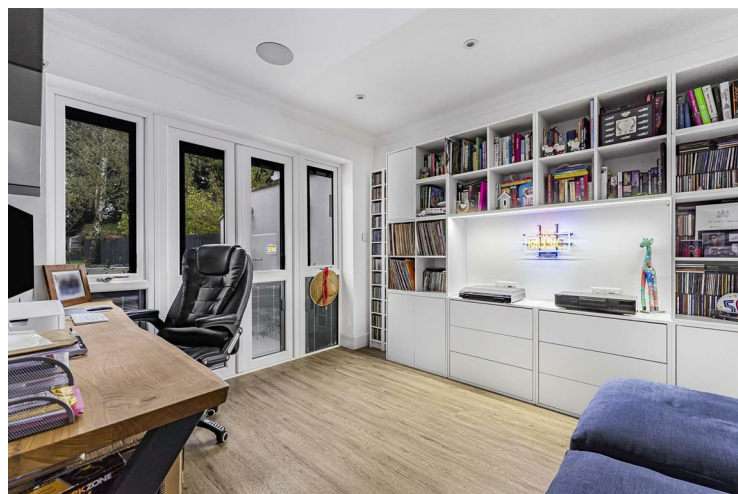


Bedroom Three / Study

A multi functional room that is currently being used as an office with French doors leading to the rear garden. Amtico flooring with underfloor heating. Inset spot lights and speakers to the coved ceiling. Underfloor heating digital thermostat. Internet data point and Wi-Fi extender point.

Sitting Room

Dual aspect with double glazed windows to the front and side aspects with blinds as fitted. Amtico flooring with underfloor heating. Feature bespoke TV / Media centre with integrated gas fire, base level storage cupboards and shelving. Inset spotlight to the coved ceiling. Underfloor heating digital thermostat. Large storage cupboard. USB charging plug sockets.



Bathroom

Tastefully fitted with mood lighting and sensibly configured to comprise a WC with concealed cistern, vanity unit with wash hand bowl, raised shower and bath enclosure with an inset rainfall shower, hand held shower and panelled bath. Shaving socket. Fully tiled walls and floor with underfloor heating. Inset spotlights and skylight to the ceiling. Extractor fan. Heated towel rail. Storage cupboard.

Bedroom Two

Double glazed window to the front aspect with blinds as fitted. Fitted wardrobes. Amtico flooring with underfloor heating. Inset spotlights and speakers to the coved ceiling. Underfloor heating digital thermostat. USB charging plug sockets.



Kitchen / Dining Room

A large open plan living space providing the perfect setting for the family to relax, entertain and enjoy. Features bi-folding doors leading to rear garden and a large orangery style glass roof.



First Floor Landing

Velux window to the ceiling. Amtico flooring. Eaves storage space. Smoke alarm. Inset spotlights to the ceiling. Door leading to the loft room.



Kitchen Area

Tastefully fitted to comprise a range of wall, drawer and base level units with white work surface over, incorporating a sink and drainer unit, with Quooker instant hot water tap. Island unit with pop up socket with USB and plugs. Integrated appliances which include, twin eye level ovens, microwave, coffee machine, dishwasher and fridge/freezer. Amtico flooring with underfloor heating. Inset spotlights and speakers to the ceiling. Underfloor heating digital thermostat. Wi-Fi extender point.

Loft Room

The current vendors maximised this roof space to create a multifunctional area that is currently used as a play room / bedroom for their granddaughter, but could be used as an office, hobby room or for storage. Fitted carpet. Inset door lights to the ceiling.



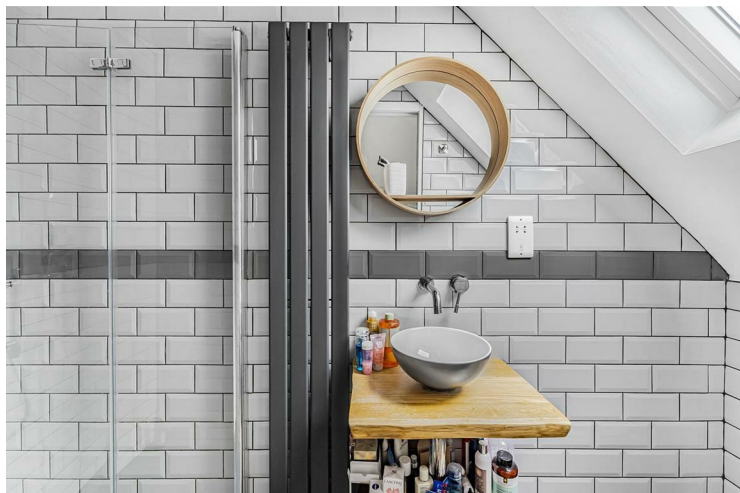
Master Bedroom

With feature French doors that open into the bedroom and look out over the large rear garden. Amtico flooring. Vertical radiator. Inset spotlights and speakers to the coved ceiling. Bespoke built snug area with storage under. Wi-Fi extender point and USB charging plug sockets.



En Suite

Tastefully fitted to comprise a WC with concealed cistern, wash hand stand and basin, shower enclosure with a rainfall shower over and hand held shower attachment. Shaving socket. Fully tiled walls and Amtico flooring with underfloor heating. Inset spotlights and Velux window to the ceiling. Extractor fan. Vertical radiator.



To The Front

Paved driveway providing off road parking for three cars. Garden area laid mostly to lawn with a sapling tree and raised beds well stocked with a variety of shrubs and small bushes. Steps rising to a large canopy porch area. Feature external lighting. Gate providing access to the side of the property and into the rear garden area. Cabling in place on either side of the property for electric vehicle charging points.



Rear Garden

A large patio area adjacent to the rear of the property with the remainder being laid to lawn with boundary fencing. A further patio, outdoor kitchen area, summer house and brick built shed can be found at the top of the garden.



Outdoor Kitchen Area

A thoughtfully designed paved patio area providing space for a number of seating areas and brick built outdoor kitchen area which includes a pizza oven.



Office / Summer House

Located at the top of the garden there is a brick built office and summer house that provides the perfect setting to enjoy a different type of home life.

This multifunctional room provides huge potential but is currently being used as an entertaining area in addition to the outdoor kitchen area. Internal and external bluetooth enabled speakers.



Rear Elevation

A view of the rear of the property showing the vast level of extension and alteration that has been carried out by the current vendors.



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.)

Approximate Gross Internal Area = 133.0 sq m / 1432 sq ft
 Outbuilding = 37.9 sq m / 408 sq ft
 Total = 170.9 sq m / 1840 sq ft

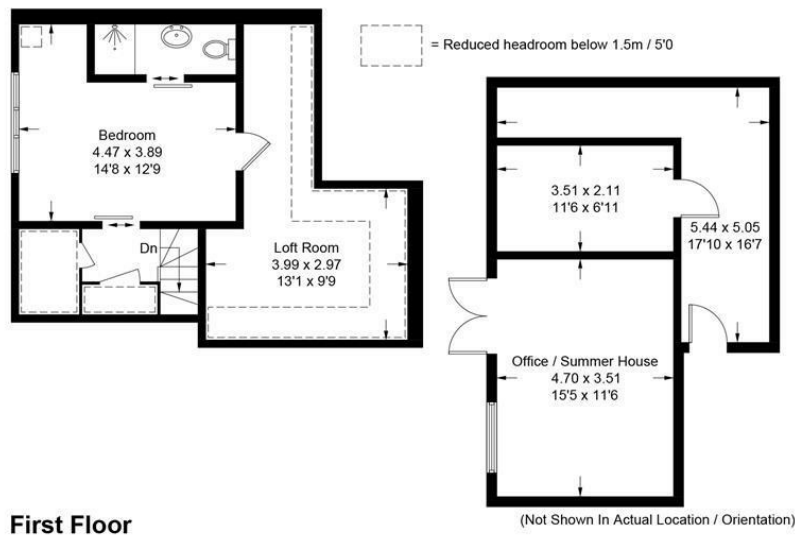
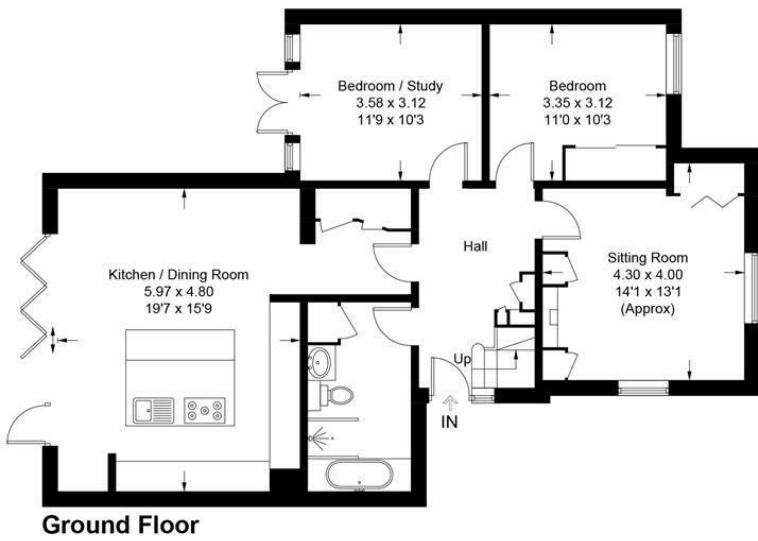


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1137175)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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			
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