

Nestled in a cul-de-sac on Newbury Road, Houghton Regis, this charming three-bedroom semi-detached house is now available for sale with Bradshaws. The spacious lounge features patio doors that open onto a well-kept rear garden, perfect for enjoying sunny afternoons or hosting gatherings.

The ground floor also includes a convenient cloakroom and a modern kitchen that is both stylish and functional, making it a delightful space for culinary pursuits. Ascending to the first floor, you will find three generously sized bedrooms, each offering a comfortable retreat. The recently refitted family bathroom is both chic and practical, catering to the needs of a busy household.

At the front, a block-paved driveway accommodates off-road parking for two vehicles, ensuring convenience for you and your guests. The location is particularly advantageous, as it is within easy walking distance to local shops, restaurants, and playing fields, making it an ideal setting for family life.

This property is a wonderful opportunity for those seeking a well-appointed home in a peaceful area. Internal viewings are highly recommended to fully appreciate the charm and potential of this delightful residence.

Entrance Porch

Double glazed front door and double glazed window to the front aspect. Tiled floor.

Cloakroom

Comprising a WC and vanity unit with inset wash hand basin. Part tiled walls and tiled floor. Obscured double glazed window to the front aspect. Extractor fan. Space and plumbing for a washing machine.



Landing

Fitted carpet. Textured ceiling with coving. Hatch to half boarded loft space. Airing cupboard with hot water cylinder and shelving.

Bedroom One

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. Coved ceiling.



Sitting Room / Dining Room

Double glazed window and double glazed patio doors to the rear aspect, both with fitted shutters. Feature fireplace with a wooden mantelpiece and marble hearth with an electric flame effect fire. Two radiators. Stairs leading to the first floor accommodation.



Kitchen

Fitted with a range of wall and base units with solid wood work surface and incorporating a ceramic butler's sink. Electric oven and hob with an extractor hood. Cupboard with wall mounted gas boiler. Wooden flooring. Space and plumbing for a dishwasher and space for a fridge/ freezer. Double glazed door to the side aspect and a double glazed window to the front aspect.

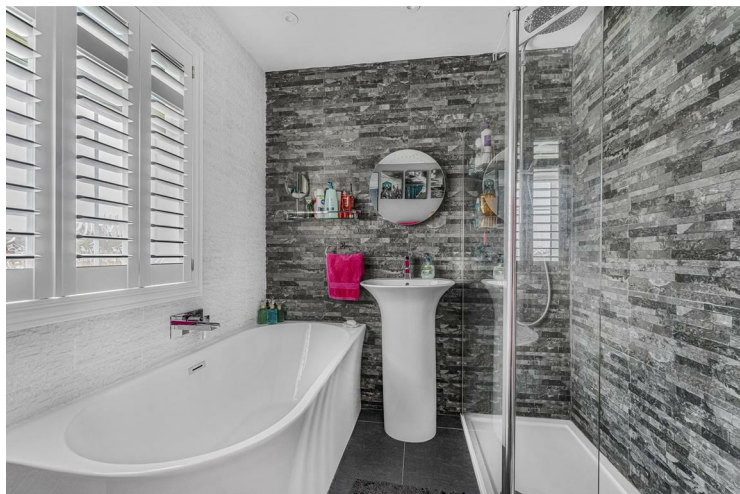
Bedroom Three

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



Bathroom

Recently refitted and comprising a stylish WC, pedestal wash hand basin, panelled bath and a walk in shower cubicle with a rainforest shower and handheld attachment. Part tiled walls and tiled floor. Heated towel rail. Inset ceiling spotlights. Obscured double glazed window with built in shutters to the front aspect.



Front of Property

A block paved driveway providing off road parking for two vehicles.



Rear Garden

An easily maintained garden, laid mainly to lawn, with a block paved patio. Boundary fencing with gated pedestrian access to the side. Security lights. Outside tap. Metal shed.



NB

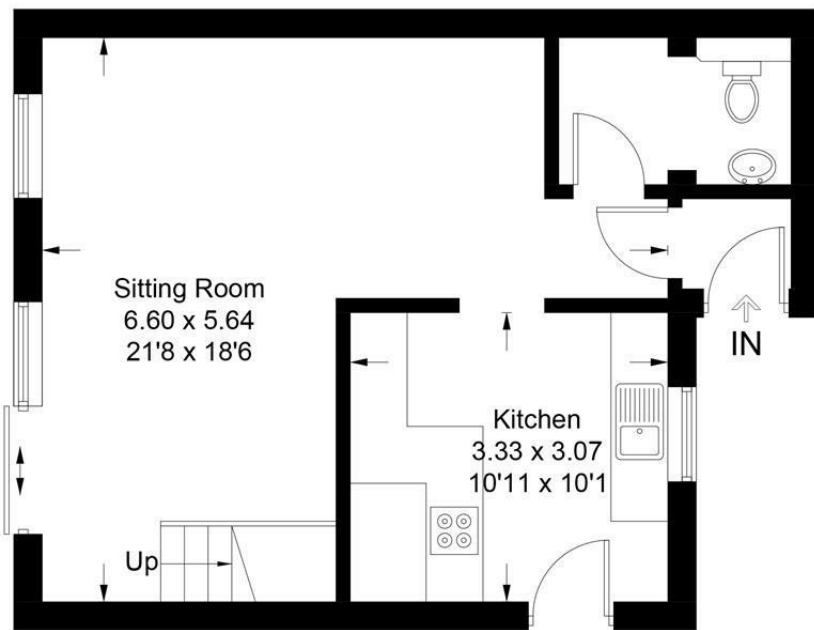
Services and appliances have not been tested.

Disclaimer

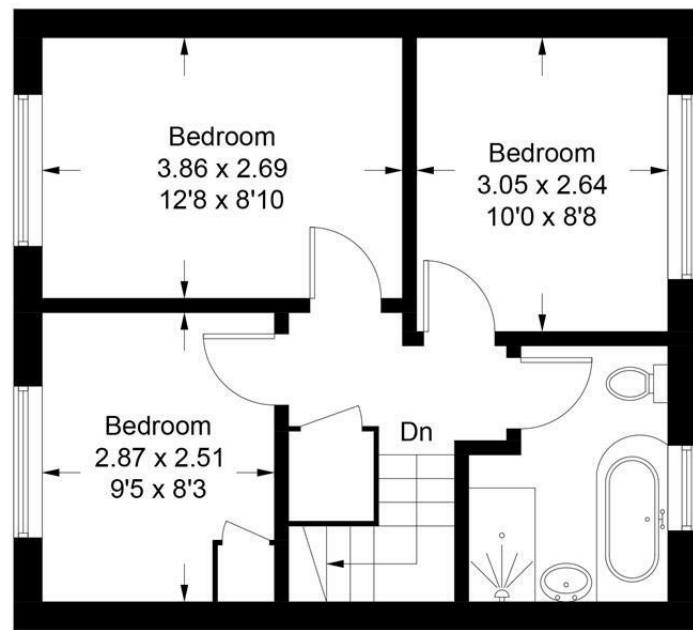
These details have been prepared by Jane McFarland and the statements contained therein represent her honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions 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.)

1 Newbury Road

Approximate Gross Internal Area = 82.4 sq m / 887 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1151808)

