

Nestled in a cul-de-sac on Newbury Road, Houghton Regis, this exquisite three-bedroom detached house is a remarkable find, newly completed in 2023 and boasting a new build guarantee. This stylish family home is designed for contemporary living, offering a perfect blend of comfort and modernity.

Upon entering, you are greeted by a generous hallway that leads to a cloakroom, enhancing the practicality of the space. The ground floor features a spacious sitting room, ideal for relaxation, alongside a well-appointed kitchen and dining area that encourages family gatherings and entertaining. The patio doors seamlessly connect the indoor space to the rear garden, which is complemented by a recently constructed summer house, perfect for enjoying the outdoors.

Upstairs, you will discover three well-proportioned bedrooms, each offering ample space for rest and personalisation. The family bathroom is conveniently located to serve all bedrooms, ensuring functionality for family life.

The property also benefits from a driveway at the front, providing off-road parking for two vehicles, a valuable asset in today's busy world.

Situated within easy walking distance to local shops, restaurants, and playing fields, this home is ideally located for families seeking convenience and community. Internal viewings are strongly recommended to fully appreciate the quality and charm of this delightful family residence. Don't miss the opportunity to make this beautiful house your new home.

## Entrance Hall

Double glazed front door with a double glazed window with fitted shutters to the front aspect. Cupboard with space and plumbing for a washing machine. Radiator. Central heating thermostat. Stairs leading to the first floor accommodation.



## Cloakroom

Comprising a WC and vanity unit with inset wash hand basin. Wood effect tiled floor. Extractor fan. Inset ceiling spotlights. Obscured double glazed window to the side aspect.



## Sitting Room

Double glazed window with fitted shutters to the rear aspect. Double glazed patio doors leading to the rear garden.



## Kitchen

Fitted with a modern range of wall and base units with work surface over and tiled splashbacks. Ceramic sink with drainer. Integrated electric oven and grill with extractor hood. Integrated induction hob., Integrated dishwasher. Space for a fridge/ freezer. Cupboard with wall mounted gas combi boiler. Tiled floor. Inset ceiling spotlights. Double glazed window to the front aspect.



## Landing

Double glazed window to the side aspect. Fitted carpet. Hatch to loft space that is part boarded and fully insulated with light and power and ladder access. Storage cupboard with radiator.

## Bedroom One

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



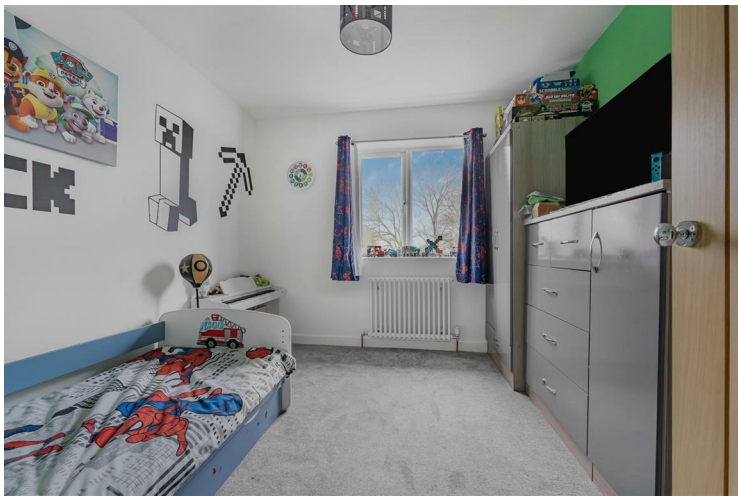
## Bedroom Two

Double glazed window to the front aspect. Radiator. Wood laminate flooring.



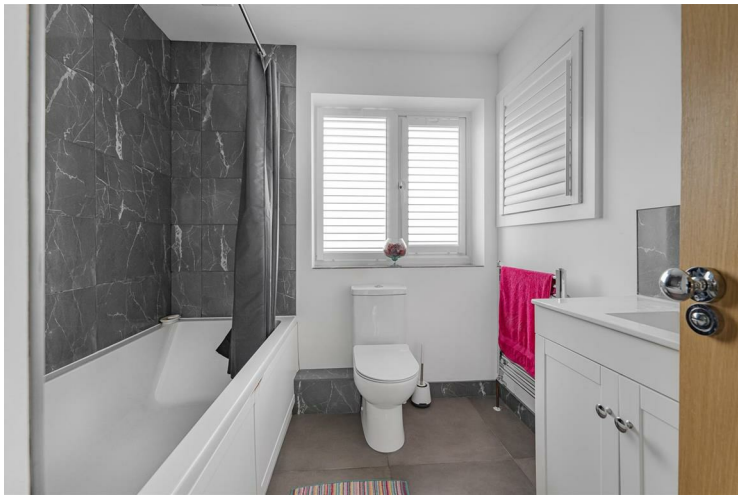
### Bedroom Three

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



### Bathroom

Comprising a modern 3 piece suite including WC, vanity unit with inset wash hand basin and panelled bath with shower over. Part tiled walls and tiled floor. Heated towel rail. Storage cupboard. Obscured double glazed window to the front aspect.



### Front of Property

Block paved driveway with off road parking for two vehicles.

### Summer House / Store

A large purpose built summer house with double glazed windows and French doors. Light and power. Providing the perfect space to relax, entertain and enjoy or alternatively a home office or home gym.



### Rear Garden

An easily maintained rear garden, laid to lawn, with a block paved patio area. Outside lights. Boundary fencing and gated pedestrian access to the side of the property, Wooden clad garden room with double glazed windows and doors plus light and power.



### NB

Services and appliances have not been tested.

### Disclaimer

These details have been prepared by Jane McFarland 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 = 89.5 sq m / 963 sq ft  
 Summer House / Store = 32.9 sq m / 354 sq ft  
 Total = 122.4 sq m / 1317 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1151807)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>84</b>	<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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