



Nestled on Preston Road in the charming village of Toddington, this beautifully extended house offers a perfect blend of modern living and traditional comfort. With four spacious reception spaces, this property is ideal for families and those who enjoy entertaining. The highlight of the home is the high-end open plan living, dining and kitchen space, which creates a welcoming atmosphere for gatherings and everyday life. A utility room and downstairs WC add to the practical convenience of this superb home.

The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. Outside, the property features a family-friendly rear garden, perfect for children to play and for hosting summer barbecues. The front of the house offers ample off-road parking for up to four vehicles, ensuring that you and your guests will never be short of space.

Situated on the outskirts of the village, this home is within walking distance to all local amenities, making it a practical choice for families and professionals alike. With its combination of space, style, and location, this property is a wonderful opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this house your home.

## Entrance Hall

Providing access to all ground floor accommodation with a double glazed composite door to the front aspect. Quickstep wood effect flooring. Under stairs storage cupboard. Radiator. Stairs rising to the first floor accommodation.

## Sitting Room

Feature wood panelling to one wall. Quickstep wood effect flooring. TV point.



## Family Room

A multi functional room that is currently being used as a family room, but was originally a formal dining room. Set adjacent to the utility this room, when combined with the utility and cloakroom, offers potential to be used as an annex for guests and relatives that may require single floor living. Double glazed window to the front aspect. Radiator. Quickstep wood effect flooring.



## Open Plan Kitchen, Living/ Dining Room

This area is the hub of the home and offers the size of living space rarely found and provides the perfect space to relax, entertain and enjoy.

## Kitchen Area

Tastefully fitted to comprise a range of wall, drawer and base level units with quartz work surfaces over. Feature central breakfast island with cupboards under and solid wood work surface. Feature skylight.

Integrated appliances that include; fridge / freezer and dishwashers Double butler sink unit. Quickstep wood effect flooring. Insert spot lights to the ceiling. Larder cupboard.



## Living/ Dining Area

Feature sliding patio doors to the rear aspect and skylight. Wood panelled walls. TV point. Quickstep wood effect flooring. Inset spot lights to the ceiling.



## Utility Room

Was originally the main kitchen for the house but is now used as a utility and fitted to comprise a range of wall, drawer and base level units with work surfaces. Single drainer sink unit. Space and plumbing for a washing machine. Wall mounted boiler. Double glazed windows to the front and side aspects.



### Cloakroom

Comprising a WC and a wash hand basin set on a vanity unit. Quickstep wood effect flooring. Double glazed window to the side.



### Landing

Double glazed windows to the front aspect. Two storage cupboards. Radiator. Fitted carpet. Wood panelled walls to dado level.

### Bedroom One

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



### Bedroom Two

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



### Bedroom Three

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



### Family Bathroom

Comprising a low level WC, wash hand basin. and panelled bath with shower over. Fully tiled walls and floor. Radiator. Double glazed window to the front aspect.



### Front of Property

Shingled to provide off road parking for up to three cars.



**Rear of Property**

Laid mostly to lawn with boundary fencing, mature shrubs, bushes and trees.



**NB**

Services and appliances have not been tested.

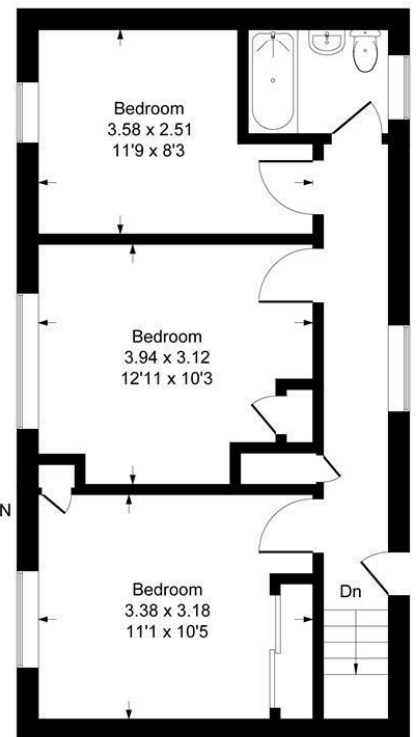
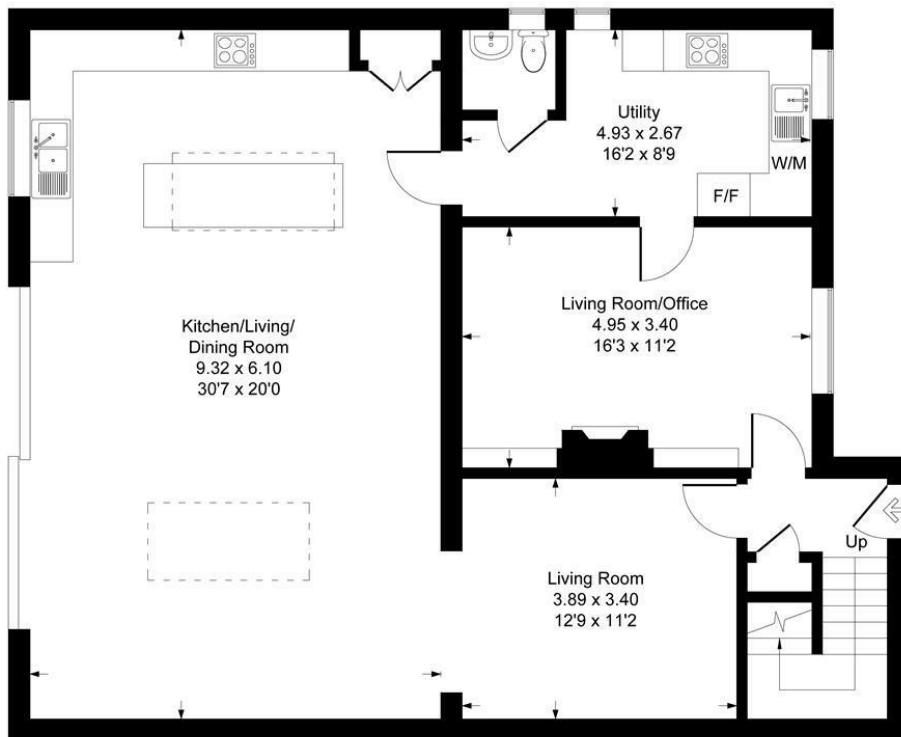
**Viewing**

By appointment only 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 = 166.94 sq m / 1797 sq ft



Ground Floor

First Floor

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

