

Nestled in the charming village of Silsoe, this exquisite detached four-bedroom house offers a perfect blend of modern living and traditional comfort. The property is situated in a highly desirable location, providing a serene environment while remaining close to local amenities.

One of the standout features of this property is its picturesque view overlooking a green, providing a tranquil backdrop for everyday living. The nearby English Heritage site at Wrest Park offers a delightful opportunity for leisurely strolls, enhancing the appeal of the location.

Don't miss the chance to make this beautiful house your new home.



The property features a spacious open-plan kitchen, living, and dining area, which is ideal for family life and entertaining guests. A separate sitting room provides a cosy retreat, and the downstairs study or playroom offers versatility for work or leisure activities. Upstairs offers four good sized bedrooms, with bedroom one benefitting from a recently refitted en-suite shower room, which complements the family bathroom.

The detached garage and ample parking at the front of the house add to the practicality of this lovely home.

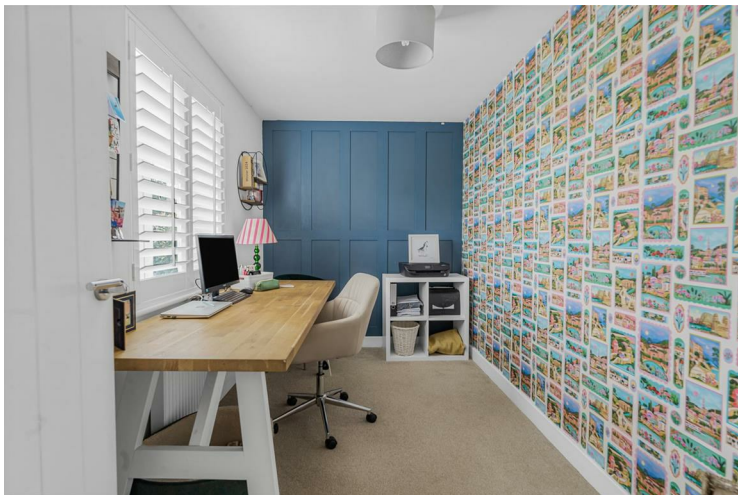
### Entrance Hall

Providing access to all ground floor accommodation with a double glazed composite door to the front aspect. Radiator. Tiled floor. Stairs rising to the first floor accommodation. Under stairs storage cupboard. Central heating thermostat.



### Family Room / Study

A spacious multifunctional room that is currently being used as a study but is large enough to provide play space for a younger family. Double glazed window to the front aspect with shutters as fitted. Radiator. Fitted carpet. Wood panelled wall.



### Cloakroom

Fitted to comprise a w/c. Wash hand basin. Radiator. Tiled walls and part tiled walls. Extractor.

### Sitting Room

A spacious rear aspect room with French doors leading to the rear garden. Radiator. Fitted carpet. Wood burner with tiled hearth. Tv and multi media points. Feature wood panelled wall.



### Kitchen / Living / Dining Room

A spacious dual aspect room that's provides the perfect setting for the family to relax, entertain and enjoy. Inset Sonos home entertainment speakers and inset spot lights to the ceiling.



### Kitchen Area

Well designed to comprise a range of wall, drawer and base level units with work surfaces over. Integrated eye level oven and grill. Integrated induction hob. Space and plumbing for a dishwasher. 1 and 1/2 drainer sink unit. Part tiled walls and tiled floor. Integrated fridge and freezer. Double glazed window to the rear.



### Living / Dining Space

Double glazed window and fitted shutters to the front aspect. Radiator. Tiled floor. Tv point.



### Utility Room

Fitted to comprise a range of wall and drawer units with work surfaces over. Single drainer sink unit. Cupboard housing the wall mounted boiler. Radiator. Tiled floor. Double glazed door to the rear aspect.

### Landing

Providing access to all first floor accommodation with fitted carpet and hatch to the loft. Large storage cupboard.

### Bedroom One

A good sized rear aspect room with fitted wardrobes. Radiator. Fitted carpet. Double glazed window to the rear aspect. Inset Sonos home entertainment speakers to the ceiling.



### En-Suite Shower Room

Recently refitted to comprise a w/c, pedestal wash hand basin and shower enclosure. Double glazed window to the rear aspect. Inset spot lights and home entertainment speakers to the ceiling.



### Bedroom Two

Another good sized rear aspect room with a radiator. Fitted carpet. Double glazed window to the rear aspect. Feature wood panelled wall.



### Bedroom Three

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





### Bedroom Four

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



### Family Bathroom

Fitted to comprise a w/c. Wash hand basin with vanity unit under. Panelled bath with shower over and glass shower screen. Part tiled walls and tiled floor. Double glazed window to the front aspect. Inset spot lights and home entertainment speakers to the ceiling. Extractor.



### To the Front

A small low maintenance garden well stocked with a variety of

flowers, shrubs and small bushes. Timber built storm porch with a pitched tiled roof.



### To the Side

A driveway providing off road parking and onward access to the garage.

### Detached Garage

With an up and over door. Light and power and personal door to the rear garden. Eaves storage space.

### Rear Garden

An enclosed and private rear garden that features a brick retaining wall and panelled fencing to the side and rear boundaries. Raised sundeck. Large patio area laid limestone slabs. External lighting. Outside tap. Mature trees and bushes with the remainder being laid to lawn. Gate leading to the front.



### 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 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.)

Approximate Gross Internal Area = 120.6 sq m / 1298 sq ft  
 Garage = 18.4 sq m / 198 sq ft  
 Total = 139.0 sq m / 1496 sq ft

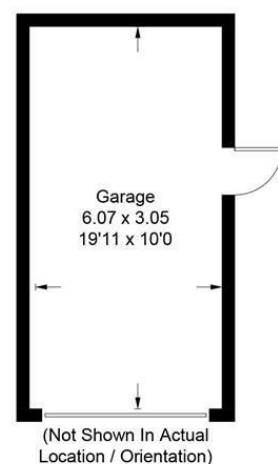
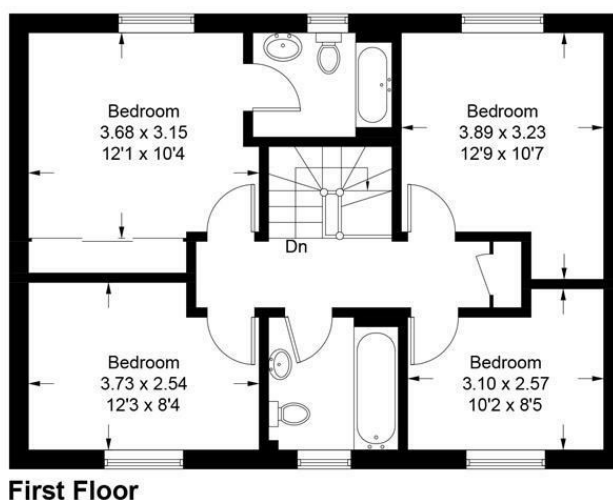
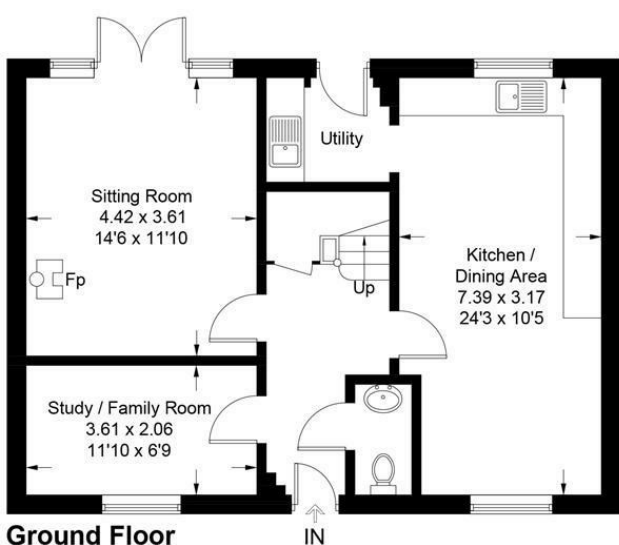


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1227066)

