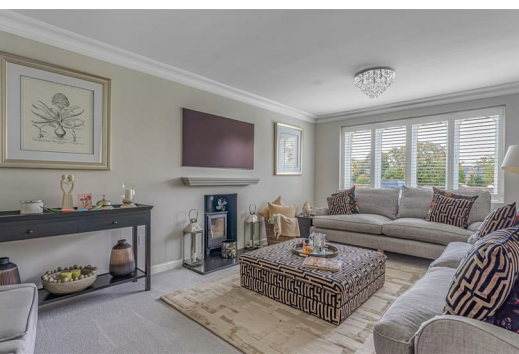




Nestled in the highly sought-after village of Silsoe, Bedfordshire, this immaculately presented detached family home offers a perfect blend of modern living and traditional charm. The property has been significantly enhanced by the current vendors, resulting in a residence that boasts a high-end specification throughout to include but not limited to; bespoke fitted wardrobes, oak internal doors, shutters and blinds to the windows, bespoke made handrails and balustrading to the staircase, bi-folding doors, porcelain tiled flooring, new radiators, Quooker tap to the refurbished kitchen area, refurbished bathroom and en-suite shower room and a landscaped rear garden.

This exceptional home in The Rowans is not just a property; it is a lifestyle choice in a desirable village setting. With its spacious layout and high-quality finishes, it is sure to appeal to families seeking a comfortable and elegant living environment. Don't miss the opportunity to make this stunning house your new home.

Upon entering, you are greeted by spacious accommodation that includes two inviting reception rooms, ideal for both relaxation and entertaining. The well-appointed sitting room and dining room provide ample space for family gatherings, while a dedicated study offers a quiet retreat for work. The rear aspect kitchen/breakfast room is a delightful space, perfect for casual dining and family meals, complemented by a convenient utility room and cloakroom.

The first floor is home to a generous principal bedroom, complete with an en-suite shower room, ensuring privacy and comfort. Three additional bedrooms provide plenty of space for family or guests, all serviced by a stylish family bathroom.

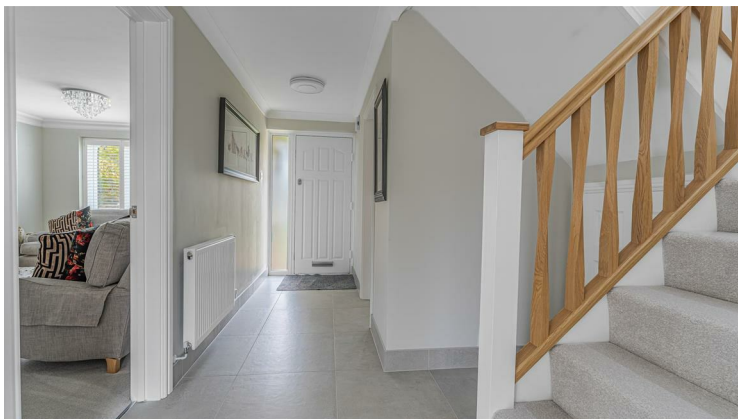
Externally, the property features a double garage and ample off-road parking, making it ideal for families with multiple vehicles. The good-sized front and rear gardens offer a wonderful outdoor space for children to play or for hosting summer barbecues.

Entrance

Storm porch with external light. Composite door leading to:

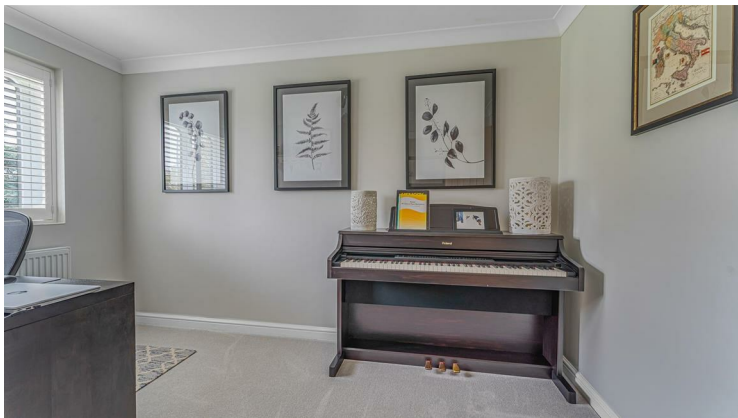
Entrance Hall

Providing access to all ground floor accommodation with porcelain tiled floor leading through into the kitchen / breakfast room and cloakroom. Radiator. Central heating thermostat. Smoke alarm. Decorative coving to the ceiling. Stairs with recently installed bespoke handrails and balustrading rising to the first floor accommodation. Under stairs storage cupboard.



Study

Double glazed window to the front aspect with shutters as fitted. Radiator. Fitted carpet. Decorative coving to the ceiling.



Sitting Room

Double glazed window to the front aspect with shutters as fitted. Feature fire place with wood burner as fitted and granite hearth. Radiator. Fitted carpet. Decorative coving to the ceiling. TV point for wall mounted smart TV.



Cloakroom

Tastefully refitted to comprise a w/c. Wall mounted wash hand basin set into a vanity unit. Radiator. Porcelain tiled floor and part tiled walls.



Dining Room

Recently installed double glazed bi/folding doors leading to the rear garden. Radiator. Fitted carpet. Decorative coving to the ceiling.



Kitchen / Breakfast Room

A delightful rear aspect kitchen / living space which is currently being used as the main place to dine. Providing the perfect space to relax, entertain and enjoy with french doors leading to the rear garden. Inset spot lights to the ceiling. Two radiators. Porcelain tiled floor .



Kitchen Area

Tastefully updated to comprise a range of wall, drawer and base level units with quartz work surfaces over. 1 and 1/2 inset sink unit with a Quooker tap over. Integrated appliances include; full length fridge, oven and gas hob with an extractor hood over, and bin store. Breakfast bar. Space and plumbing for a dishwasher. Tiled floor. Radiator. Double glazed window to the rear aspect.



Utility

Recently refitted to comprise a range of larger cupboards. Integrated (full length) freezer. Wall and base level units with quartz work surfaces over. Inset butler style sink with a flexible mixer tap over. Space and plumbing for a washing machine and space for a tumble dryer. Double glazed window to the rear aspect and a double glazed composite door leading to the rear garden. Radiator. Porcelain tiled floor. Inset spot lights to the ceiling. Hatch to the roof space. Door leading to the integral double garage.



Landing

Providing access to all first floor accommodation with a double glazed window to the side aspect. Airing cupboard (housing the wall mounted boiler and water softener). Hatch to the loft. Fitted carpet.



Principal Bedroom

Double glazed window to the front aspect with shutters as fitted. Built in wardrobes with oak doors to the front. Radiator. Fitted carpet. Wall mounted smart TV point.



En-suite Shower Room

Recently refitted to comprise a w/c. Wall mounted wash hand basin with a vanity unit under. Shower enclosure with mains fed shower over. Part tiled walls. Double glazed window to the side aspect.



Bedroom Two

Double glazed window to the rear aspect. Built in wardrobes with oak doors to the front. Radiator. Fitted carpet.



Bedroom Three

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



Bedroom Four

Double glazed window to the front aspect with shutters as fitted. Radiator. Fitted carpet



Family Bathroom

Recently refitted to comprise a w/c. Wall mounted wash hand basin with a vanity unit under. Panelled bath with mains fed shower over and glass shower screen. Part tiled walls. Double glazed window to the side aspect.



To the Front

Driveway providing off road parking for four cars and onward access to the double garage. The remainder being laid mostly to lawn with a selection of mature small trees. Pathway leading to the entrance.

Double Garage

With twin up and over doors to the front. Light and power. Wall mounted consumer unit. Eaves storage.

Rear Garden

Recently landscaped to comprise a large patio area adjacent to the rear of the home with the remainder being laid mostly to lawn. Boundary fencing. Outside tap. External light and power points. Gate providing access to the front of the property. Areas either side of the home providing space for storage.



NB

Services and appliances have not been tested.

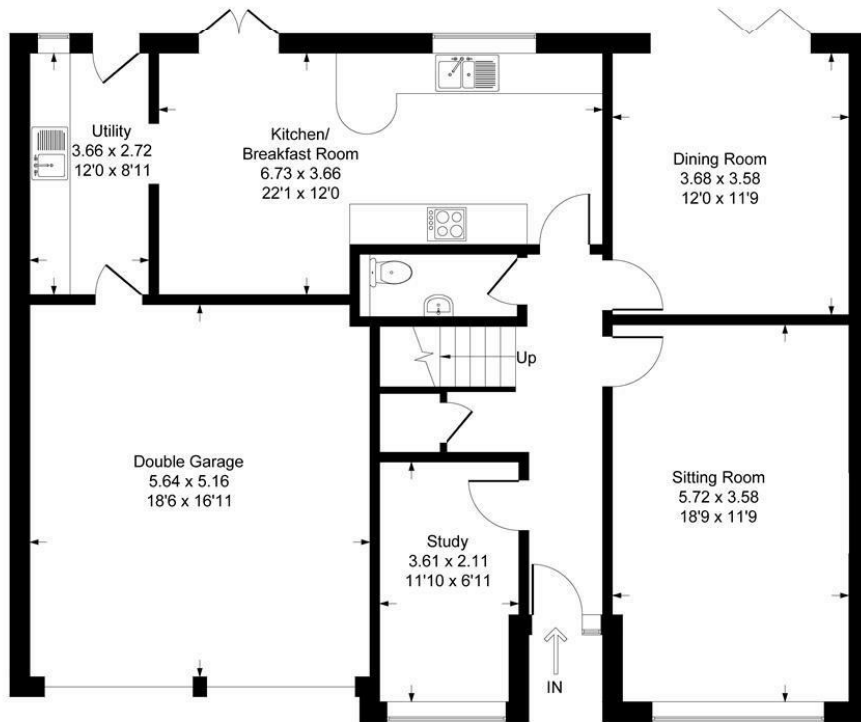
Viewing

By appointment through Bradshaws.

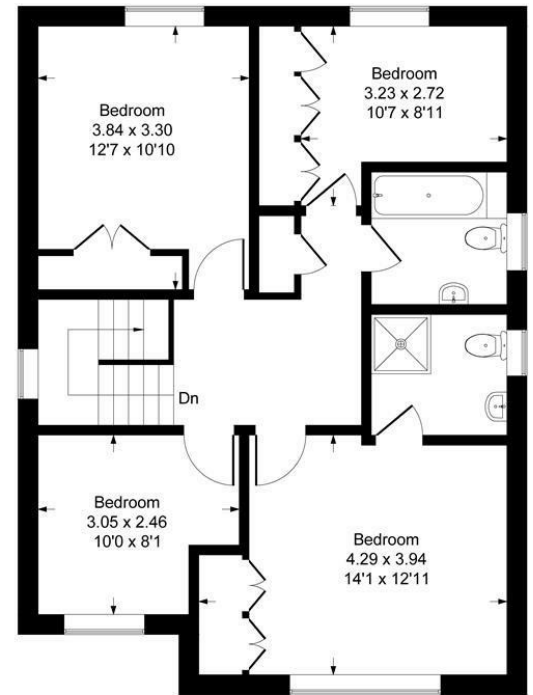
Disclaimer

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 = 185.43 sq m / 1996 sq ft
(Including Outbuilding)



Ground Floor



First Floor

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

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		