



Located in the sought after village of Silsoe in Bedfordshire, this property can be found on the quiet residential cul-de-sac of Ash Tree Covert. This modern semi-detached house offers a delightful blend of comfort and convenience. Built in 2014, the property has been lovingly maintained by its current owners since new, ensuring a fresh and contemporary living space.

The home features three well-proportioned bedrooms, making it ideal for families or those seeking extra space. The single reception room is a welcoming area, perfect for relaxation or entertaining guests. The property also boasts a modern bathroom, designed with both style and functionality in mind.

The south-facing rear garden, provides an abundance of natural light and a lovely outdoor space. Additionally, the property includes off-road parking for two vehicles, a valuable asset in this sought-after area.

Situated within walking distance to local schools and shops, as well as the stunning English Heritage site of Wrest Park, this home is perfectly positioned for those who appreciate both community and nature. Whether you are a first-time buyer or looking to downsize, this property offers a wonderful opportunity to enjoy a modern lifestyle in a peaceful setting. Don't miss the chance to make this charming house your new home.

Entrance Hall

Composite front door with double glazed glass panel. Wooden laminate flooring with recessed matwell. Radiator. Bespoke understairs storage. Carpeted stairs leading to the first floor accommodation.

Lounge

Double glazed window to the rear aspect and a double glazed door leading to the patio and rear garden. Wooden laminate flooring. Feature electric flame effect fire. Radiator. Storage cupboard.



Cloakroom

Comprising a WC and pedestal wash hand basin. with tiled splashback. Radiator. Extractor fan. Tiled floor.



Kitchen

Fitted with a modern range of wall, base and drawer units with work surface over, incorporating a 1½ drainer sink unit. Integrated electric Hotpoint oven with gas hob and extractor hood over. Space and plumbing for a dishwasher and washing machine. Space for a fridge/freezer. Tiled floor. Radiator. Double glazed window to the front aspect.



Landing

Hatch to partially boarded loft space with ladder access. Fitted carpet.

Master Bedroom

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



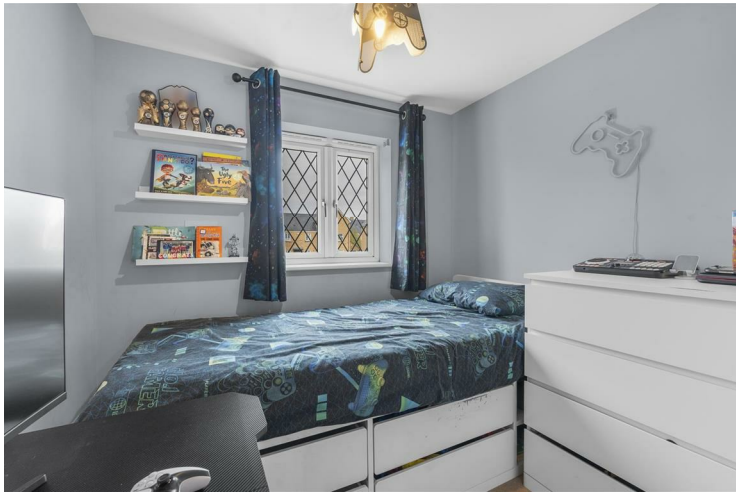
Bedroom Two

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



Bedroom Three

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



Bathroom

Compring a WC, pedestal wash hand basin and panelled bath with shower over. Part tiled walls and tiled floor. Radiator. Extractor fan. Cupboard housing wall mounted combi gas boiler and space for a tumble drier. Obscured double glazed window to the rear aspect.



Rear Of Property

An easy to maintain south facing rear garden, laid to lawn with a paved patio area adjacent to the property. Security light. Boundary fencing with gated pedestrian access. Shed.



Front Of Property

A driveway to the side of the property providing off road parking for 2/3 vehicles. Shed. Path leading to the front door with porch over and external light. Laid to lawn with low level hedging. Outside tap.



NB

Services and appliances have not been tested.

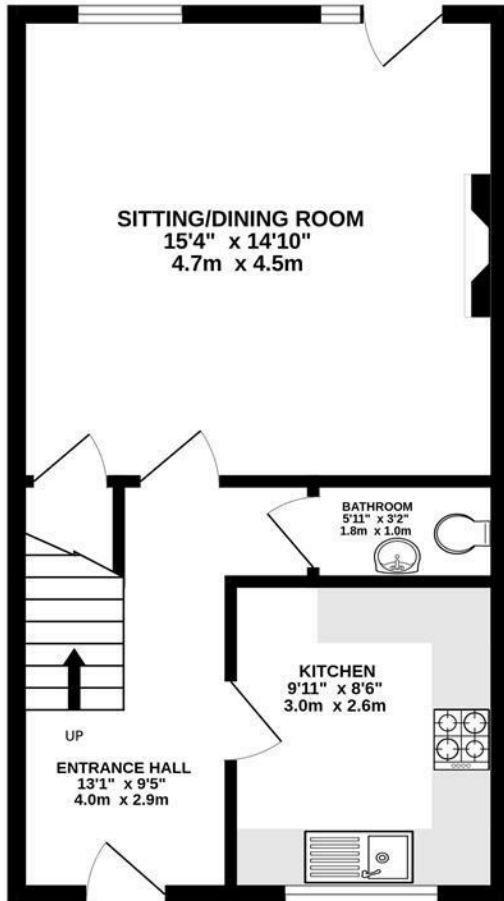
Viewing

By appointment through Bradshaws.

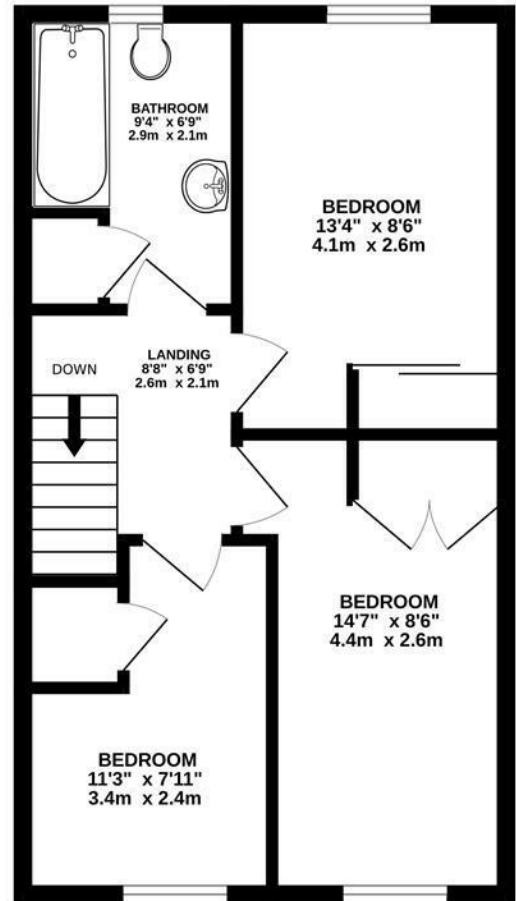
Disclaimer

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.)

GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		