



Nestled in the desirable Snowhill Place, Toddington, this stunning detached new build 'Bloor' home offers a perfect blend of modern living and comfort. Spanning an impressive 905 square feet, this property is one of the few remaining plots in this sought-after development, ready for you to move straight in.

This home is not only aesthetically pleasing but also environmentally friendly, featuring solar panels and an electric vehicle charger as standard. With a great EPC rating, it allows for the possibility of obtaining a 'green mortgage', which can lead to more favourable mortgage rates. This property truly represents a fantastic opportunity for those seeking a modern, energy-efficient home in a prime location. Don't miss your chance to make this beautiful house your new home.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The heart of the home is the rear aspect kitchen dining room, which is designed to be both functional and inviting, making it ideal for family gatherings or casual dining. The property boasts three generously sized bedrooms, including a principal suite with an en-suite shower room, ensuring privacy and convenience for all family members. Additionally, there is a well-appointed family bathroom to cater to the needs of the household. Outside, you will find ample parking for two vehicles, along with an enclosed garden that provides a safe and private space for outdoor activities.

Entrance Hall

Providing access to all ground floor accommodation with a double glazed composite door to the front aspect. Timber effect flooring. Radiator. Wall mounted central heating thermostat. Under stairs storage cupboard. Stairs rising to the first floor accommodation.



Cloakroom

Fitted to comprise a w/c, wall mounted wash hand basin. Radiator. Timber effect flooring. Extractor.



Sitting Room

A bright and spacious dual aspect room with double glazed leaded windows to the front and side aspects. Fitted carpet. Radiator. Tv and multi media point.



Kitchen / Dining Room

Another bright and spacious dual aspect room with the kitchen area being tastefully fitted to comprise a range of wall, drawer and base level units with work surfaces over. 1 and 1/2 drainer sink unit with a mixer tap over. Cupboard housing the wall mounted boiler. Integrated appliances to include; oven and gas hob with an extractor hood over, fridge and freezer, dishwasher and washing machine. Radiator. Timber effect flooring. Large French doors leading to the rear garden. Double glazed leaded windows to the front and rear aspects.



Landing

Providing access to all first floor accommodation. Large storage cupboard. Hatch to the loft. Fitted carpet.

Bedroom One

Double glazed leaded window to the front aspect. Fitted carpet. Radiator. Built in wardrobes. Tv point.

En-Suite Shower Room

Tastefully fitted to comprise a w/c. Wall mounted wash hand basin. Shower enclosure with shower over. Part tiled walls and tiled floor. Heated towel rail. Double glazed leaded window to the rear aspect. Extractor.



Bedroom Two

A dual aspect room with two double glazed leaded windows to the front and side aspects. Fitted carpet. Radiator.

Bedroom Three

Double glazed leaded window to the front and side aspects. Fitted carpet. Radiator.

Bathroom

Tastefully fitted to comprise a w/c. Wall mounted wash hand basin. Panelled bath. Part tiled walls and tiled floor. Heated towel rail. Double glazed leaded window to the front aspect. Extractor.



To the Front

Paved to provide off road parking for two cars. EV charging point. Pathway leading to the front door and storm porch with the remainder being laid to lawn.



Rear Garden

Patio area adjacent to the rear of the property with the remainder being laid to lawn. Boundary fencing. Gated access to the driveway. Garden shed.



NB

Services and appliances have not been tested.

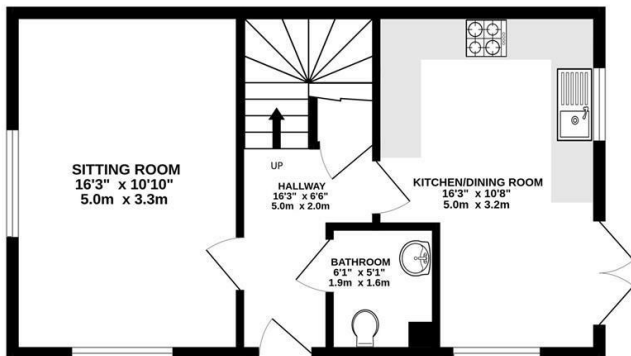
Viewings

By private appointment through Bradshaws.

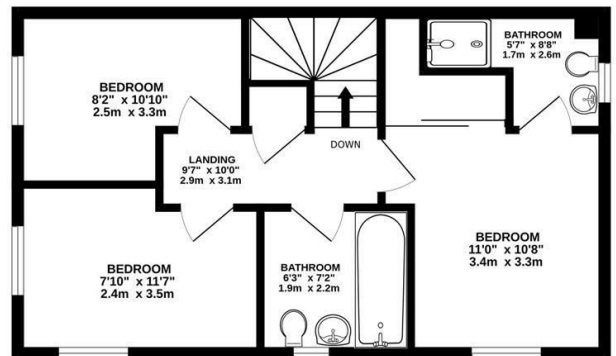
Disclaimer

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.)

GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only. Outbuildings not drawn in actual position relative to the property.



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		