

ten sales &
lettings

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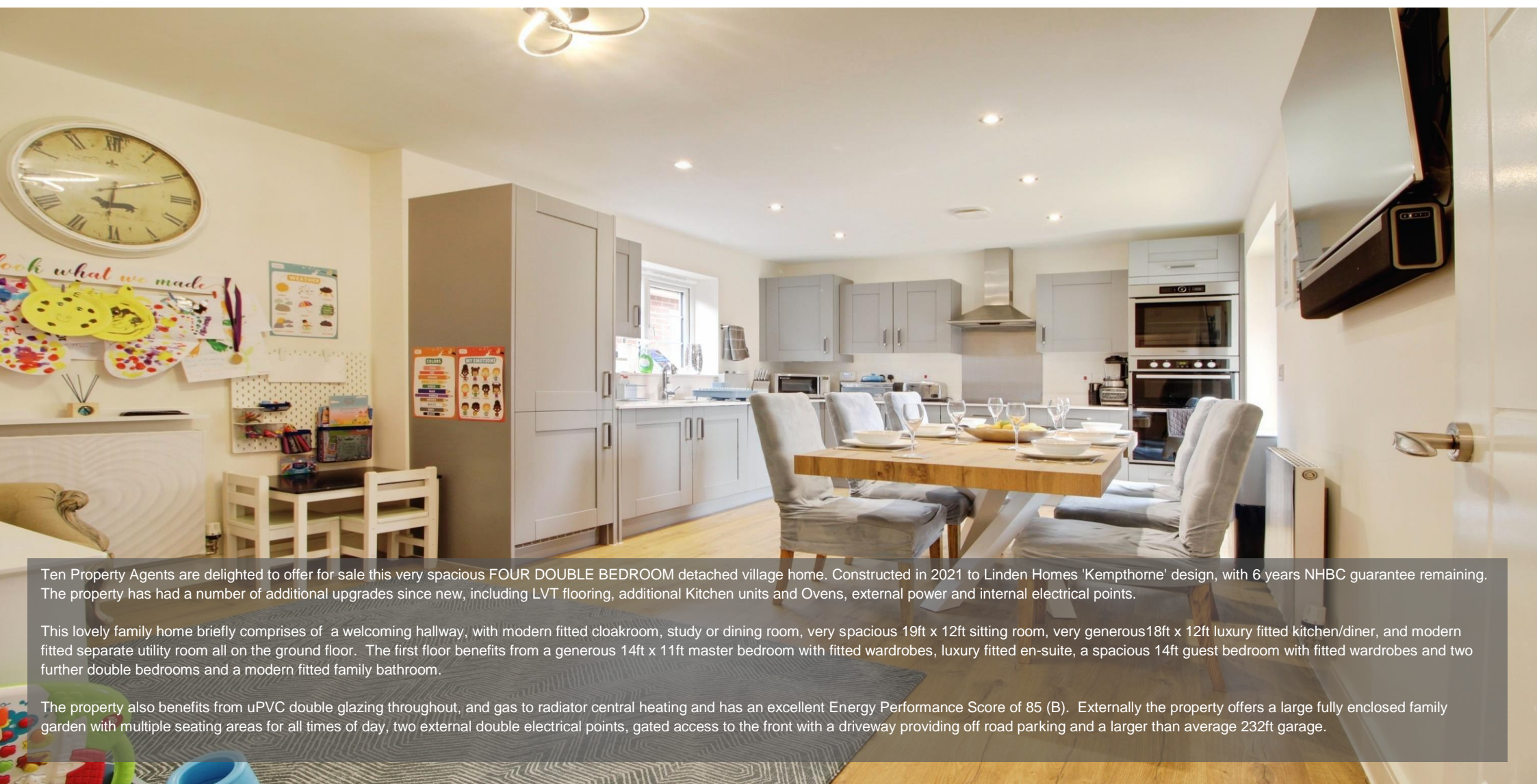
Bedrooms: 4 Bathroom: 2

£535,000

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Property Features

- SUPERB SPACIOUS FAMILY HOME
- SPACIOUS MASTER BEDROOM WITH EN SUITE
- FOUR DOUBLE BEDROOMS
- LOVELY QUITE LOCATION WITH GENEROUS SURROUNDING SPACE
- LARGE KITCHEN / DINER AND FAMILY ROOM
- OFFICE / DINING ROOM
- LARGE FAMILY LOUNGE
- OVERSIZED SINGLE GARAGE 23FT X 11FT



Ten Property Agents are delighted to offer for sale this very spacious FOUR DOUBLE BEDROOM detached village home. Constructed in 2021 to Linden Homes 'Kempthorne' design, with 6 years NHBC guarantee remaining. The property has had a number of additional upgrades since new, including LVT flooring, additional Kitchen units and Ovens, external power and internal electrical points.

This lovely family home briefly comprises of a welcoming hallway, with modern fitted cloakroom, study or dining room, very spacious 19ft x 12ft sitting room, very generous 18ft x 12ft luxury fitted kitchen/diner, and modern fitted separate utility room all on the ground floor. The first floor benefits from a generous 14ft x 11ft master bedroom with fitted wardrobes, luxury fitted en-suite, a spacious 14ft guest bedroom with fitted wardrobes and two further double bedrooms and a modern fitted family bathroom.

The property also benefits from uPVC double glazing throughout, and gas to radiator central heating and has an excellent Energy Performance Score of 85 (B). Externally the property offers a large fully enclosed family garden with multiple seating areas for all times of day, two external double electrical points, gated access to the front with a driveway providing off road parking and a larger than average 232ft garage.



Room Details & Dimensions

Hallway

Single panel radiator, stairs rising to first floor with built in under stairs storage cupboard, alarm controls and LVT oak flooring.

Cloakroom

uPVC obscure double glazed window to side elevation, chrome towel rail heater, modern fitted two piece white suite comprising low level W.C and wash hand basin with mixer tap over, tiled to all splash areas, LVT oak flooring.

Study / Dining Room *9' 1" x 8' 3" (2.77m x 2.51m)*

Dual aspect uPVC windows with fitted blinds to both front and side elevations, single panel radiator, LVT oak flooring.

Family Lounge *19' 8" x 12' 5" (5.99m x 3.78m)*

Dual aspect uPVC double glazed window to front elevation, and uPVC double glazed French doors to rear leading to garden, two feature strip panel radiators and wall mounted TV point.

Kitchen / Dining Room *18' 2" x 11' 8" (5.53m x 3.55m)*

Contemporary shaker style grey fitted kitchen comprising of quartz counter top with sunken one and a half bowl stainless steel sink and chrome mixer tap over, a range of fitted soft close base and wall mounted units incorporating built in dishwasher and built in fridge/freezer

The current owners reconfigured the kitchen to add two ovens and addition drawer storage from the original design along with stylish handles throughout. An induction hob and stainless steel extractor hood compliment the kitchen space perfectly. An enclosed gas boiler, LVT oak flooring, wall mounted TV point and additional space for sofa and dining areas, with ample room for 6-8 seater table. Sunken LED and pendant lighting.

Dual aspect uPVC double glazed window to side elevation, plus uPVC double glazed French doors to side elevation leading to patio seating area.



Utility Room 7' 4" x 5' 9" (2.23m x 1.75m)

Composite obscure double glazed door to rear elevation, chrome towel radiator, modern fitted utility room comprising one bowl stainless steel sink/drainers unit with mixer tap over, quartz work surfaces, range of base units with Integrated Washing machine and space for fridge or dryer, further range of wall mounted units, LVT oak flooring and extractor fan.

First Floor Landing

Single panel radiator, access to loft space (fully boarded on raised feet), built in airing cupboard housing hot water cylinder, plus further built in storage cupboard.

Master Bedroom 13' 9" x 11' 2" (4.19m x 3.40m)

A spacious bedroom with fitted wardrobes with shelves and high / low rails. uPVC double glazed window to side elevation with fitted blinds and a single panel radiator.

En Suite

A luxury fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over, shaver and toothbrush charging point, fully tiled double shower cubicle with fitted shower over, tiled to all splash areas, vinyl tiled effect flooring, extractor fan, chrome towel rail and sunken spotlighting. Frameless backlit mirror.

Bedroom Two 13' 8" x 9' 0" (4.16m x 2.74m)

Dual aspect uPVC double glazed windows to both front and side elevations with fitted blinds, single panel radiator, large built in wardrobes with high and low level hanging space and shelving.

Bedroom 3 11' 5" x 10' 2" (3.48m x 3.10m)

uPVC double glazed window to rear elevation with fitted blind, single panel radiator.

Bedroom 4 11' 5" x 9' 2" (3.48m x 2.79m)

uPVC double glazed window to front elevation with fitted blind, single panel radiator and large wardrobe included.



Family Bathroom

uPVC obscure double glazed window to front elevation, chrome towel rail heater, luxury fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap over plus fitted shower over, tiled to all splash areas, vinyl flooring, extractor fan, sunken LED lighting.

Frontage & Driveway

Landscaped front garden with planted shrubs within bark border and olive trees., outside lighting, paved pathway to entrance door, mono-block paved driveway providing off road parking and gated access to side.

Large single garage (23 ft long) with up/over front door and side access door to garden (fitted by owner). Power and light connected with large eaves storage space.

Rear Gardens

A generous family garden surrounded by wall and fencing mainly laid to lawn. The garden has been upgraded to include three separate seating areas including a main paved area leading from the Lounge and Kitchen, corner paved area and side paved area with fixed metal framed pergola.

Additional outside lighting and two double sockets with outside tap.





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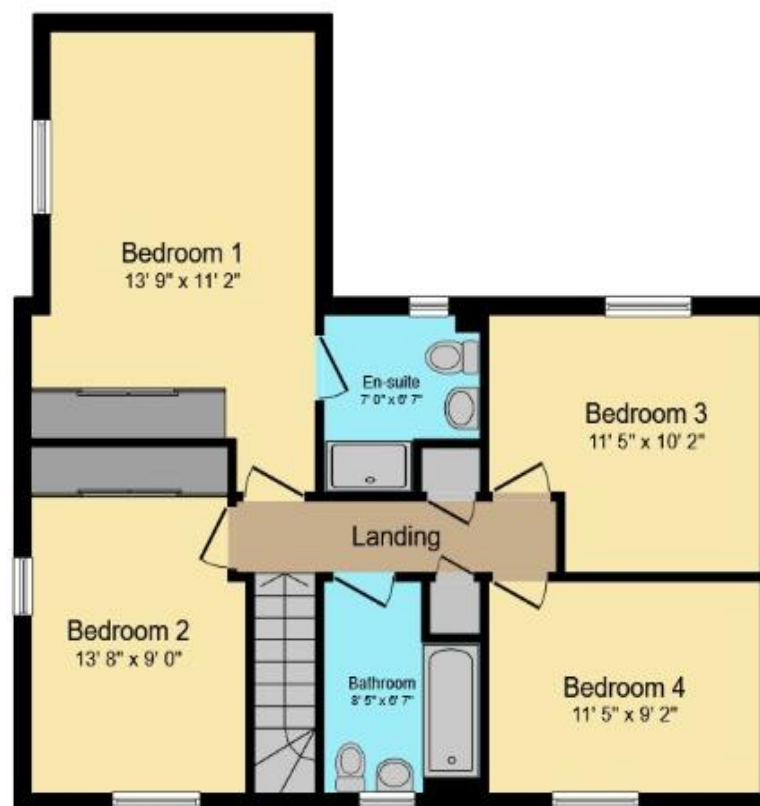




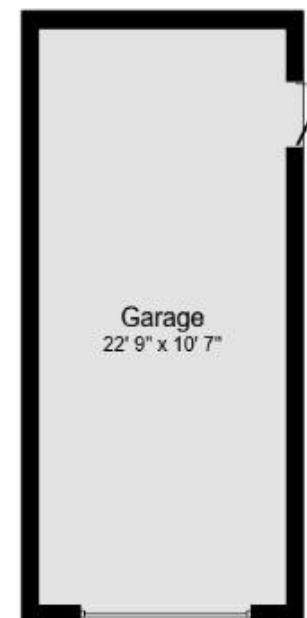
Floorplan



Ground Floor
Floor area 701 sq.ft.



First Floor
Floor area 701 sq.ft.



Garage
Floor area 237 sq.ft.

Total floor area: 1,638 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Tenure: Freehold
Estate Fees: £300.00 per annum
Council tax band: F
Construction Type: Traditional Brick
Parking: Private Driveway & Garage
Electric supply: Mains Electricity
Water supply: Mains water
Sewerage: Mains Sewerage
Heating supply: Gas Central Heating
Mobile Signal: Good
Broadband: Full Fibre
Rights or Restrictions: None disclosed by owner
Listed Building Status: No
Conservation Area: No
Any Public Rights Of Way Across Title: No
Any Planning Permissions & Development Proposals: No
Any floods in last 5 years: No
Accessibility & Adaptions: None

Property Misdescriptions Act 1991

The Agent has not tested any electrics, central heating systems, apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is therefore advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. These particulars do not form part of any contract.

Measurements are believed to be correct within 5 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.