



# Kennedy & Co.

9b Blunham Road, Moggerhanger

MK44 3RD

EPC: D

£475,000

- Extended Two Double Bedroom Detached Village Bungalow
- Backing On To Open Fields With Countryside Views
- Re-Fitted Cloakroom
- Very Spacious 20ft x 15ft Sitting Room
- Luxury Re-Fitted 'Wren' Kitchen
- uPVC Double Glazed Brick Based Conservatory/Dining Room
- Re-Fitted Modern Shower Room
- Off Road Parking & Garage





A wonderful and very rare opportunity to purchase this extended, much improved and extremely well presented two double bedroom detached village bungalow, situated in a peaceful, quiet and private location set far back from the road within the highly sought after village of Moggerhanger, directly backing on to open fields with stunning open countryside views to the rear, offered in our opinion in immaculate order throughout.

This excellent home offers a spacious entrance hall with re-fitted modern cloakroom, very spacious 20ft x 15ft sitting room with living flame wood burner, luxury re-fitted 'Wren' kitchen with built in appliances and solid Quartz work surfaces, uPVC double glazed brick based conservatory/dining room, re-fitted modern shower room, and two double bedrooms both with built in wardrobes.



Other benefits include uPVC double glazing throughout, and gas to radiator central heating with a replaced combination boiler.

Externally the property occupies an enviable position nestled to the end of a 150ft private driveway, and offers shingled off road parking for 2/3 vehicles, established front garden, detached 19ft garage with power & light connected, plus a delightful very well maintained enclosed rear garden backing on to open fields with wonderful countryside views.

## PARTICULARS

Covered storm porch with uPVC obscure double glazed entrance door to:



## ENTRANCE HALL

Single panel radiator, luxury laminated wood effect flooring, access to loft space, coving to ceiling, sunken spotlighting, communicating doors to:

## CLOAKROOM

Re-fitted modern two piece suite comprising low level W.C and wash hand basin with mixer tap over set into cupboard unit, tiled to all splash areas, tiled flooring, built in storage units, extractor fan, coving to ceiling.

## MASTER BEDROOM

12' x 11' (3.66m x 3.35m) uPVC double glazed window to front elevation, double panel radiator, luxury laminated wood effect flooring, built in triple wardrobe, coving to ceiling.

## BEDROOM TWO

11' 2" x 10' 10" (3.4m x 3.3m) uPVC double glazed window to rear elevation, double panel radiator, luxury laminated wood effect flooring, built in triple wardrobe, coving to ceiling.

## SHOWER ROOM

uPVC obscure double glazed window to rear elevation, wall mounted heated towel rail, re-fitted modern three piece suite comprising low level W.C, wash hand basin with mixer tap over, fully tiled shower cubicle with fitted rain shower over, tiled to all elevations, vinyl tiled effect flooring, coving to ceiling, extractor fan, sunken spotlighting.

## SITTING ROOM

20' 6" x 15' 4" (6.25m x 4.67m) Triple aspect room, uPVC double glazed windows to front and both side elevations, double panel radiator and single panel radiator, feature living flame gas burner with tiled

hearth and wooden surround, luxury laminated wood effect flooring, sunken spotlighting, coving to ceiling, open plan design to:

## KITCHEN

12' 3" x 9' 2" (3.73m x 2.79m) Dual aspect room, uPVC double glazed windows to both rear and side elevations, luxury re-fitted 'Wren' kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, solid Quartz work surfaces with integrated drainer, range of fitted base units incorporating built in four burner induction hob, built in stainless steel double oven, built in dishwasher, built in washing machine and built in fridge/freezer with matching doors, tiled to all splash areas, further range of wall mounted units incorporating built in extractor hood, feature ceramic tiled flooring, sunken spotlighting, coving to ceiling, doorway to:

## CONSERVATORY/DINING ROOM

12' 6" x 10' (3.81m x 3.05m) uPVC double glazed brick base conservatory, door to side elevation, double panel radiator, power and light points, feature ceramic tiled flooring.

## EXTERNALLY

### FRONT

Approached by a private 150ft shingled driveway shared with just one neighbouring property, shingled driveway providing parking for 2/3 vehicles, established tree and shrub borders and beds, gated access to side plus personnel door to:

### GARAGE

19' 4" x 8' 5" (5.89m x 2.57m) Up and over door, power and light connected, window to rear elevation.





### REAR GARDEN

Initial paved patio area with outside tap and outside power points, mainly laid to lawn with delightfully established tree and shrub borders and beds, very peaceful shingled seating area with raised timber decking area providing a fantastic area to relax and enjoy uninterrupted countryside views, timber shed with power and light connected.

### COUNCIL TAX BAND

Tax band D

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

### OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.