



14 Beeby Way | Carlton | MK43 7LW



Matthew
Nicholas



£495,000

A beautiful extended four bedroom detached family home in this sought after village. Offering flexible and well presented accommodation centring on an open plan kitchen/family room with bi-fold doors to the garden. Boasting a gas fired radiator heating system, PVCu double glazing, wood burner to the sitting room and a private rear garden. The accommodation briefly comprises an entrance hall, guest WC, study, sitting room, kitchen/dining/family room and a utility. The first floor landing leads to a master bedroom with ensuite shower, three further bedrooms and a bathroom. Parking for three cars, tandem length garage and gardens. Viewing is recommended.

- Detached family home in highly sought after village
- Gas fired radiator heating system
- Sharnbrook Upper School catchment
- PVCu double glazing
- Fantastic kitchen/dining/family room
- Wonderful decoration scheme and presentation

Composite part glazed entrance door leading from the front into the

Entrance Hall

Radiator, staircase to the first floor, downlights, laminate flooring. Doors to all principal ground floor areas.

Guest WC

Fitted with a two piece suite including a low level WC and wall mounted basin. Tiled splash areas, laminate floor, radiator, high level window to side.

Study

6'5" x 7'1" (1.97m x 2.16m)

Window to front, radiator, laminate flooring.

Sitting Room

12'9" x 14'7" (3.89m x 4.45m)

Bay window to front and further window to side. Two radiators, feature wood burner on shaped hearth with decorative tiled recess, Tv point, downlights, coving.

Kitchen Area

12'11" x 10'4" (3.96m x 3.17m)

Fitted with a range of dark blue and off white shaker style units with quartz worksurfaces above. Inset undermount sink with mixer tap, combination Belling range style cooker (open to negotiation) with chimney extractor above, space for fridge/freezer and dish washer, tiled areas, upstands and painted tongue and groove splash areas. Laminate flooring, window to rear, door to the utility room and opening to the dining area.

Dining Area

10'10" x 9'8" (3.32m x 2.96m)

Vertical radiator, laminate flooring, feature wall panelling, bespoke shelving with LED lighting, opening through to the family room.

Family Room

8'9" x 11'7" (2.69m x 3.55m)

Three feature windows to the rear, full width bi-fold doors to the side, Velux style skylights and downlights to vaulted ceiling. Radiator.

Utility Room

7'9" x 7'8" (2.37m x 2.35m)

Fitted with a range of base level units with worksurfaces above. Inset Belfast style sink with tiled splash areas and telescopic mixer tap, plumbing and space washing machine and undercounter fridge or drier. Doors to garage and rear garden.

First Floor Landing

Window to side, access to roof space with pull down ladder, downlights, doors to all principal rooms.

Bedroom One

13'1" x 10'3" (4.01m x 3.14m)

Window to front, radiator, painted tongue and groove panelling to one wall, wood flooring. Store cupboard and double doors to the

Ensuite Shower

Refitted with a two piece suite including a vanity wash bowl basin on vanity unit with quartz top and shower cubicle with glazed doors. Contemporary black fittings, laminate boards and tongue and groove splash areas, laminate floor, expelair and downlighters.

Bedroom Two

11'0" x 10'4" (3.36m x 3.16m)

Two windows to front, radiator, store cupboard.

Bedroom Three

9'10" x 10'4" (3.02m x 3.15m)

Window to rear, radiator.

Bedroom Four

8'2" x 6'10" (2.50m x 2.10m)

Window to rear, radiator.

Bathroom

Fitted with a three piece suite including a low level WC, vanity wash hand basin and bath with shower above and glazed screen to the side. Tiled splash areas, vinyl floor, expelair and window to rear.

Outside

The property stands behind a gravelled drive for three cars, lawned are and raised trough style planted areas. Pedestrian access to the rear garden.

Garage

8'0" x 24'7" (2.44m x 7.51)

Electric roller shutter door, power and light connected, wall mounted gas fired combination boiler. Personal door to utility room.

Rear Garden

Large decked seating area directly to the rear of the house, central lawn bordered by established and well stocked beds. Enclosed by fencing with additional climbers and soft screening. Gravelled storage area to the side.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

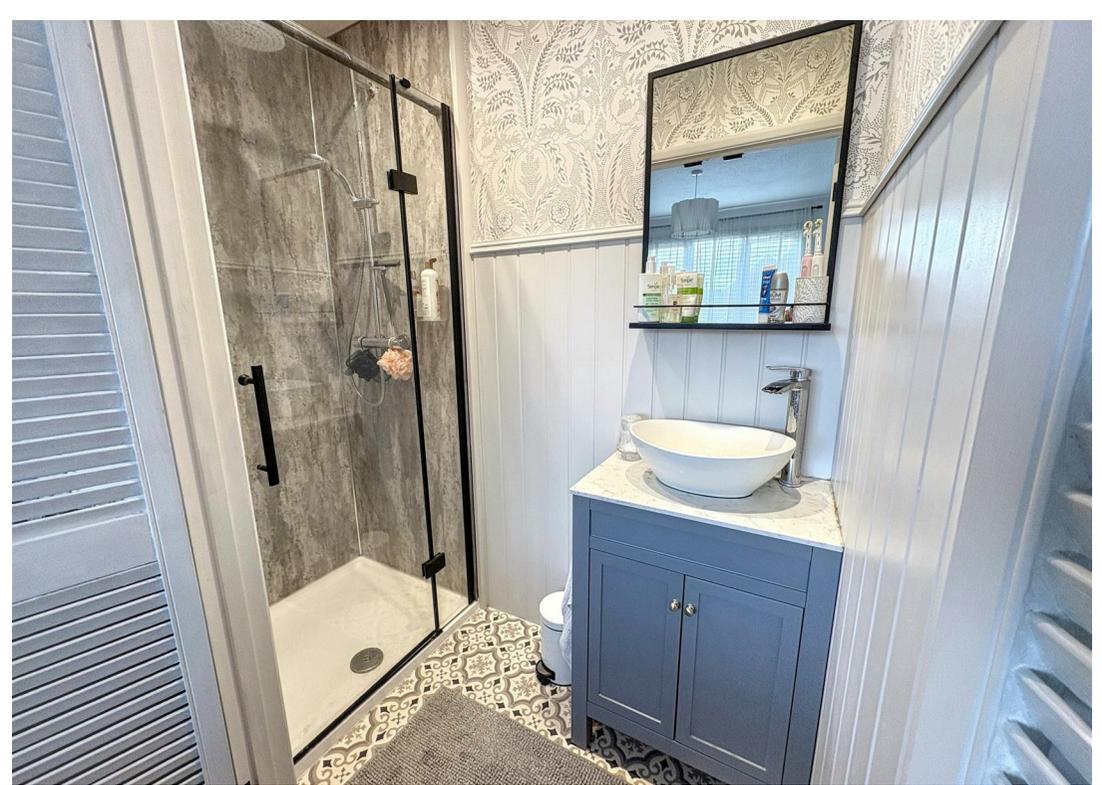
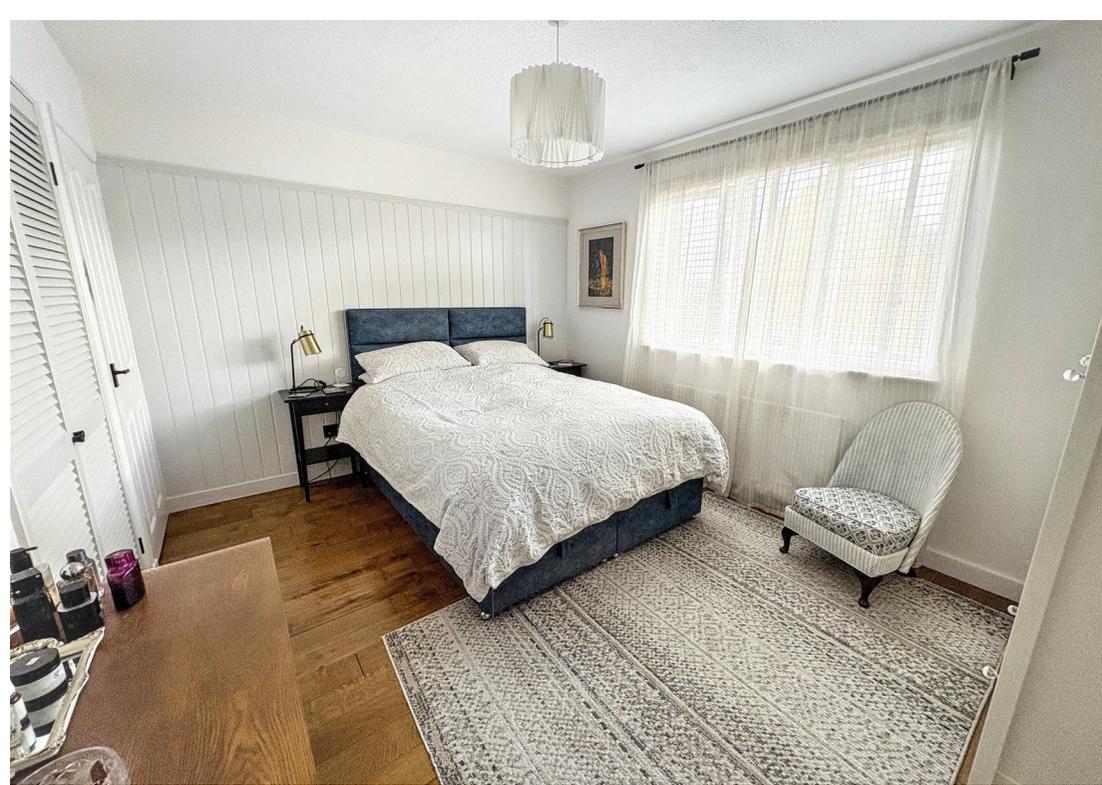
Sewerage: Mains

Heating: Gas radiators

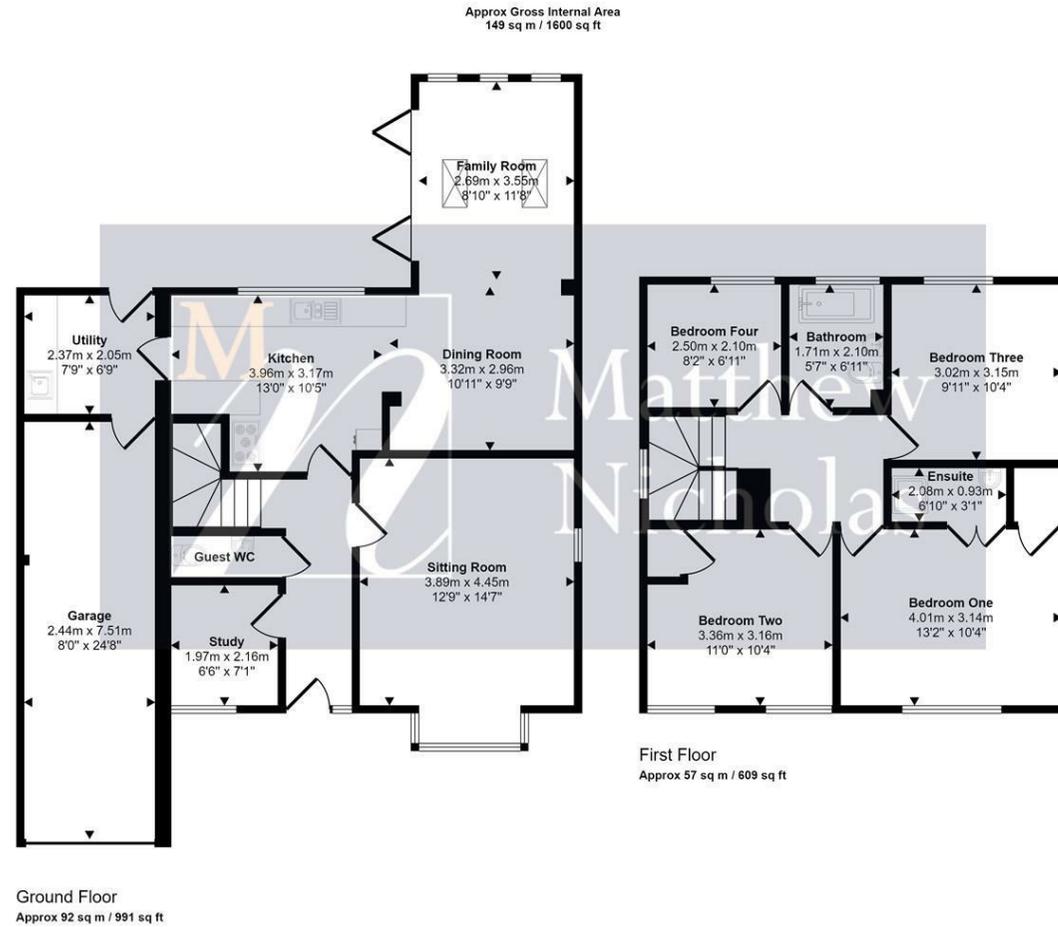
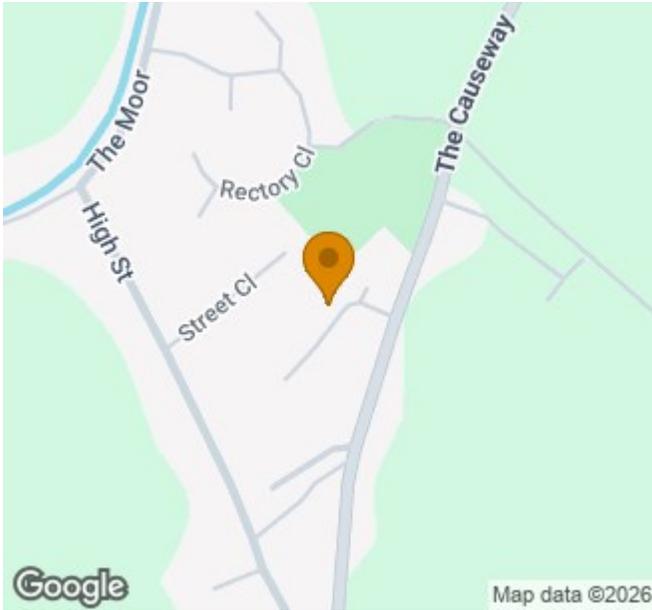
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.





Further Information



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Local Authority: Bedford Borough Council

Tax Band: E

Floor Area: 1600.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	70
(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	
EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

27-29 Newton Road, Wollaston
Northamptonshire
NN29 7QN

T 01933 663311
E enquiries@matthewnicholas.co.uk
W www.matthewnicholas.co.uk



Matthew
Nicholas