

COFFLE
END CLOSE

FITZJOHN
ESTATES

1 Coffle End Close

Sharnbrook | Bedfordshire | MK44 1FF

Set in the heart of the ever-popular North Bedfordshire village of Sharnbrook, this beautifully presented five-bedroom detached home offers thoughtfully designed living spaces, elegant interiors, and a landscaped garden — perfect for modern family life. With expansive accommodation, a superb flow between indoor and outdoor areas.

Key Features

5 Bedrooms	Landscaped Garden
3 Bathrooms	Double Garage
2 Reception Rooms	Open - Plan Kitchen





Ground Floor

The entrance hallway is spacious, featuring oak flooring and clean lines. To the right, the formal sitting room includes a bay window, a log-burning stove set into a stylish fireplace, and oak flooring. Double doors lead back to the main hallway, providing easy flow through the space.

To the left of the hallway is a convenient downstairs cloakroom. Straight ahead is the open-plan kitchen, family, and dining room, which serves as the heart of the home. This large space is designed for both everyday living and entertaining. The bespoke kitchen includes a central island with an integrated induction hob, high-gloss cabinetry, and built-in appliances, including a Neff oven and grill. Underfloor heating and oak flooring are continued throughout.

The kitchen flows into a relaxed sitting area and a dining zone. French doors open to the rear garden, and bifold doors extend the space onto the rear patio, ideal for outdoor entertaining.

The ground floor also includes a utility room with shaker-style wall and base units, side access to the garden, and an internal door to the double garage.





First Floor

A sweeping staircase leads to a bright and spacious landing with natural light from front and rear windows.

The principal bedroom suite is located at the front of the house and offers views over open countryside. It includes fitted wardrobes and an en suite shower room.

Bedroom two, also at the front, is another double room with its own en suite shower room and open views.

Bedrooms three, four, and five are located at the rear and overlook the garden. These rooms are served by a family bathroom, which includes a bath with a shower over, a vanity basin, and a WC.

This floor offers flexible space suitable for growing families, guests, or home working.









Coffle End Close, Sharnbrook, Bedford, MK44

Approximate Area = 2226 sq ft / 206.8 sq m
 Limited Use Area(s) = 34 sq ft / 3.1 sq m
 Garage = 333 sq ft / 30.9 sq m
 Total = 2593 sq ft / 240.8 sq m
 For identification only - Not to scale

Gardens & Location Summary

The front of the property features a block-paved driveway with space for three vehicles, leading to the double garage. The landscaped frontage creates an attractive approach.

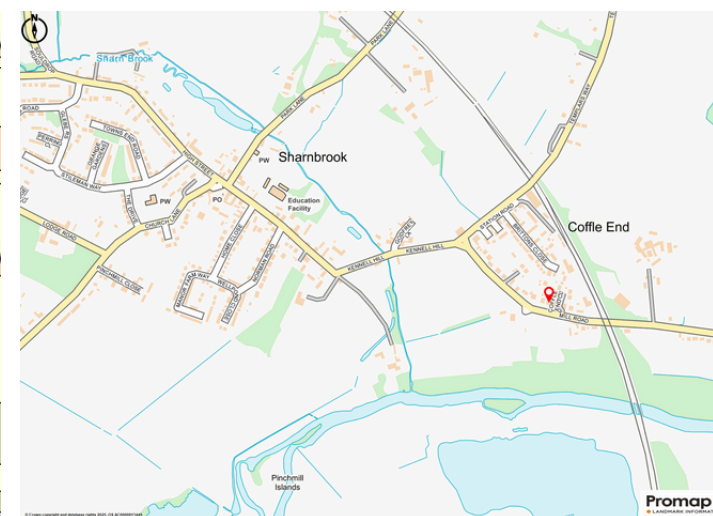
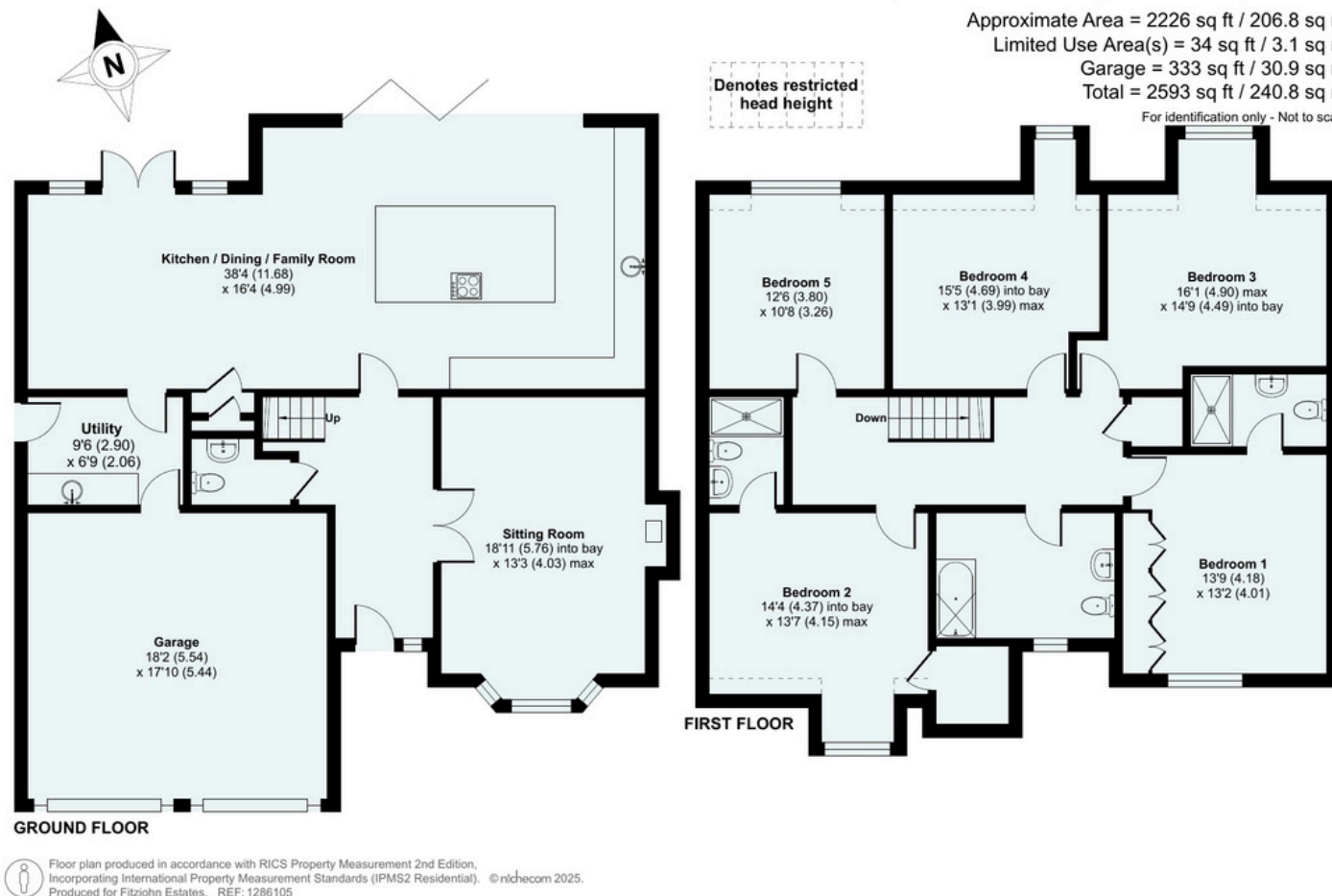
At the rear, the garden is designed for both form and function. A well-maintained lawn is bordered by raised flower beds. Outdoor lighting allows the space to be enjoyed into the evening, and a broad patio area wraps around the rear of the house, accessible via bifold and French doors from the kitchen and dining room. A timber pergola provides a space for outdoor entertaining, ideal for dining or hosting guests during warmer months. The garden extends the living space, offering a setting for both everyday use and social occasions.

Location Summary

Sharnbrook is a sought-after village in Bedfordshire, known for its community atmosphere and range of amenities, including a village store, cafes, a public house, a GP surgery, and local clubs and societies. The property falls within the catchment area for Sharnbrook Academy, one of the region's most well-regarded secondary schools, with private schooling options nearby.

Bedford town centre is just a short drive away, providing a variety of shopping, dining, and leisure options, as well as a mainline train station with fast services to London St Pancras (approximately 40 minutes). The village is also surrounded by countryside, perfect for walking, cycling, and outdoor activities.

FITZJOHN
ESTATES





Viewing by appointment only

To arrange a viewing please contact Fitzjohn Estates

📞 01234 380360 ✉️ hello@fitzjohnestates.co.uk 💻 fitzjohnestates.co.uk

FITZJOHN
ESTATES

The buyer is advised to obtain verification of tests for equipment, apparatus, fittings or services related to the property from surveyor or inspector. Fitzjohn Estate does not perform any tests.

rightmove

OnTheMarket

The Property Ombudsman

APPROVED CODE
TRADINGSTANDARDS.UK

FITZJOHN
ESTATES