



Kings Grove, Cranfield, MK43 1AJ
Price: Offers Over £500,000 - Freehold



An exceptional four bedroom detached family home, beautifully positioned on a double fronted corner plot within the highly sought-after Cranfield Park. Constructed in 2023, this immaculate home offers stylish, modern living with a thoughtfully designed layout ideal for contemporary family life.



Kings Grove

Cranfield, MK43 1AJ



Cranfield is a well regarded village, widely recognised for its prestigious university and aviation heritage. The village offers a comprehensive range of everyday amenities including local schooling, a supermarket, post office, medical facilities, and a variety of pubs and eateries, creating a strong sense of community alongside practical convenience.

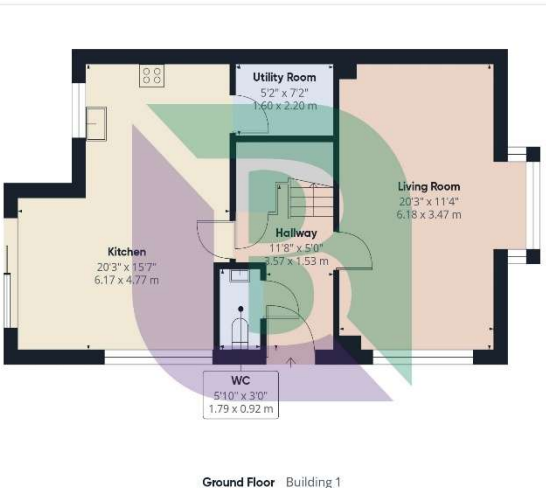
The location is particularly well placed for commuters, with both Bedford and Central Milton Keynes within easy reach, providing extensive shopping, leisure and recreational facilities. Mainline railway services from these centres offer fast and direct links into London, making Cranfield an increasingly popular choice for families and professionals alike seeking village living with excellent connectivity.



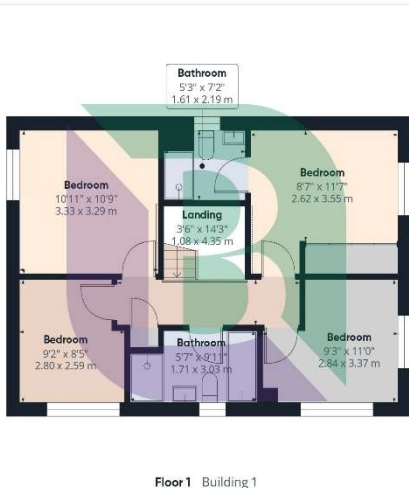
Upon entering the home, the welcoming entrance hall provides access to a convenient cloakroom and staircase rising to the first floor. To the front aspect sits a superb dual-aspect living room measuring over 20ft in length, enjoying excellent natural light through the bay window and generous proportions for both relaxing and entertaining. The heart of the home is the impressive kitchen/dining room, extending over 20ft and perfectly suited to modern family living. The kitchen is fitted with a comprehensive range of contemporary units and quality integrated appliances, including an AEG built-in double oven and microwave, four-ring hob with induction extractor fan, integrated dishwasher and washing machine complete with stone effect quartz worktops. A separate utility room provides additional storage and plumbing for further appliances,

On to the first floor you will find four well-proportioned bedrooms arranged around a central landing. The principal bedroom benefits from built in wardrobes, allowing you to not have to accommodate the space elsewhere, a stylish three-piece en suite shower room. The remaining bedrooms are served by a modern four-piece family bathroom suite comprising bath, separate shower, wash hand basin and WC.

Occupying a desirable corner plot, the property enjoys attractive double-fronted kerb appeal. The rear garden is private, landscaped and south-east facing, providing an ideal setting for outdoor dining and family enjoyment. A single garage with electric door is located to the side, with driveway parking for two vehicles in front.

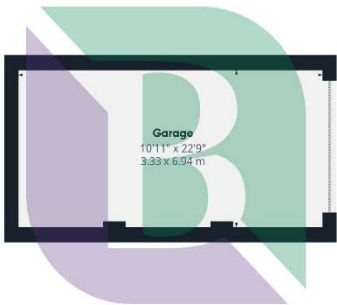


Ground Floor Building 1



Floor 1 Building 1

Approximate total area^m
 1466 ft²
 136.3 m²



Ground Floor Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		92
(81-91)	B	83	
(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	

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



6 High Street
Woburn Sands
Buckinghamshire
MK17 8RL

