



**Cooks Meadow, Edlesborough, LU6 2RP**  
**Asking price £600,000**

**Sears & Co**  
estate & letting agents





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**Sears & Co**

An extended and impressive four bedroom, two bathroom, detached family home situated in this prime position on Cooks Meadow in the exclusive village of Edlesborough, with accommodation spanning in excess of 1400 sqft.

The layout comprises an entrance porch, office, spacious living room, luxuriously appointed 21ft open plan kitchen/dining/family room with bi folding doors, useful utility room, downstairs w/c, principal bedroom with en suite, three further bedrooms and a refitted family bathroom.

Externally the property further benefits from driveway parking and a low maintenance private rear garden. Council tax band E. Contact sole appointed selling agents Sears & Co to arrange a viewing.

#### **Front Door**

#### **Entrance Porch**

Double glazed window. Tiled flooring. Recessed down lighting. Access to the living room and office.

#### **Office**

Double glazed window. Radiator. Storage cupboard. Access to a loft area.

#### **Living Room**

Double glazed window. Two radiators. Gas fire with hearth. Wood flooring. Stairs rising to the first floor accommodation. Access to the utility room and kitchen/dining/family room.

#### **Kitchen/Dining/Family Room**

Double glazed bi folding doors leading to the rear

garden. Three 'Velux' windows. Fitted with a range of eye and base level units with granite work surfaces over also forming upstands and drainer groves. Island with wood work surfaces over. Integrated 'Neff' double oven with electric hob and extractor over. Freestanding American fridge freezer. Integrated dishwasher. Integrated wine cooler. Inset one and a half bowl sink with mixer tap. Tiling to splash back areas. Tiled flooring. Under floor heating. Recessed down lighting.

#### **Utility Room**

Double glazed window. Fitted with an eye and base level unit with granite work surface over also forming upstands and drainer groves. Space for a freestanding washing machine and tumble dryer. One and a half bowl stainless steel sink and mixer tap. Extractor fan. Recessed down lighting. Tiled flooring. Radiator. Under stair storage cupboard. Access to the w/c.

#### **W/C**

Double glazed window. Fitted with a cabinet enclosed wash hand basin and a low level w/c. Tiling to splash back areas. Chrome heated towel rail. Recessed down lighting. Extractor fan.

#### **First Floor Landing**

Double glazed window. Airing cupboard. Access to the loft. Access to the family bathroom and four bedrooms.

#### **Principal Bedroom**

Two double glazed windows. Radiator. Built in wardrobes. Access to the en suite shower room.

#### **En Suite**

Double glazed window. Fitted with a three piece

suite to include a shower enclosure with independent shower, cabinet enclosed wash hand basin and a low level w/c. Tiled flooring. Partially tiled walls. Chrome heated towel rail. Recessed down lighting. Extractor fan.

#### **Bedroom**

Double glazed window. Radiator.

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Double glazed window. Radiator.

#### **Bedroom**

Double glazed window. Radiator.

#### **Family Bathroom**

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower over, vanity wash hand basin and a low level w/c. Tiling to splash back areas. Wood effect tiled flooring. Chrome heated towel rail. Vanity mirror with back lighting. Recessed down lighting.

#### **To The Front**

An area of frontage predominantly laid with loose stones providing driveway parking. Planed bed. Gated side access. Outside lights.

#### **To The Rear**

A private garden arranged with areas of patio and lawn. Planted beds. Enclosed by timber panel fencing and part trellis. Outside light. Outside socket. Outside tap. Shed currently located at the side access. Gated side access.













Total area: approx. 133.9 sq. metres (1441.2 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	76 C
39-54	E		
21-38	F		
1-20	G		