



Connells

Pine Walk
Silsoe Bedford

Pine Walk Silsoe Bedford MK45 4FZ

for sale
£425,000



Property Description

Situated in the heart of the highly desirable village of Silsoe, this spacious and well-presented four-bedroom semi-detached family home offers flexible accommodation which is ideally suited to modern family living.

The ground floor features a modern fitted kitchen with an excellent range of units and work surfaces, providing the perfect space for both everyday family life and entertaining. The property further benefits from two separate reception rooms, offering versatile living space that could be utilised as a lounge, family room, dining room or home office. To the rear, a bright and airy conservatory overlooks the garden and provides an additional reception area, ideal for relaxing throughout the year. There is also the convenience of a W.C on the ground floor. On the first floor, there are three well-proportioned bedrooms, offering ample space for growing families in addition to the family bathroom. On the second floor, there is a further double bedroom which is serviced by its own en-suite. Externally, the property enjoys off-road parking to the front, while the low-maintenance rear garden provides a private outdoor space perfect for entertaining, al fresco dining or simply enjoying the warmer months without the burden of extensive upkeep.

Silsoe is one of Bedfordshire's most sought-after villages, renowned for its attractive surroundings, strong sense of community and excellent commuter links. The village offers a range of everyday amenities including train station.

Entrance/Hallway

Frosted double-glazed door to front aspect, access to the W.C, kitchen, dining room and stairs rising to first floor.

Cloakroom

Low level wc, hand wash basin, radiator.

Living Room

12 11 x 10 02

Radiator, double-glazed door to rear aspect to rear garden, spotlight, double-glazed window to front aspect

Dining Room

15 11 x 9 11

Under stair storage, single glazed door to rear aspect to conservatory, radiator.

Kitchen

16 11 x 9 01 (Max)

Electric cooker with induction hob, space for white goods, sink with drainage, double-glazed window to front aspect, wall to base fitted units, sink with drainage area, boiler is in the kitchen (combi boiler)

Conservatory

12 04 x 7 04

Double-glazed window to rear and side aspect, double-glazed door to side aspect into rear garden.

First Floor

Landing

Access to family bathroom, bedrooms 2,3 and 4, double-glazed window to side aspect

Bedroom 2

13 07 x 9 03

Radiator, double-glazed window to rear aspect.

Bedroom 3

13 05 Max x 9 03 Max

double-glazed window to front aspect, radiator.

Bedroom 4

9 00 x 5 06 (Max)

Fitted wardrobes, double-glazed Velux windows in ceiling to front aspect, radiator, angled ceilings to front aspect

Bathroom

Velux double-glazed window to rear aspect ceiling, extractor fan, heated towel radiator, wash hand basin, low level W.C, bath with shower attachment.

Second Floor

Landing

Velux double-glazed window to rear aspect ceiling

Bedroom 1

15 05 Max x 11 05 Max

Spotlights, Velux double-glazed window to rear aspect ceiling, built in units.

En Suite

Shower cubicle, low level wc, hand wash basin, velux double glazed window, heated towel radiator.

Outside

Front Garden

Paved driveway to side aspect, small neat garden with mature plants.

Rear Garden

Raised lawn with artificial grass, access via conservatory, side gate access, paved patio area.

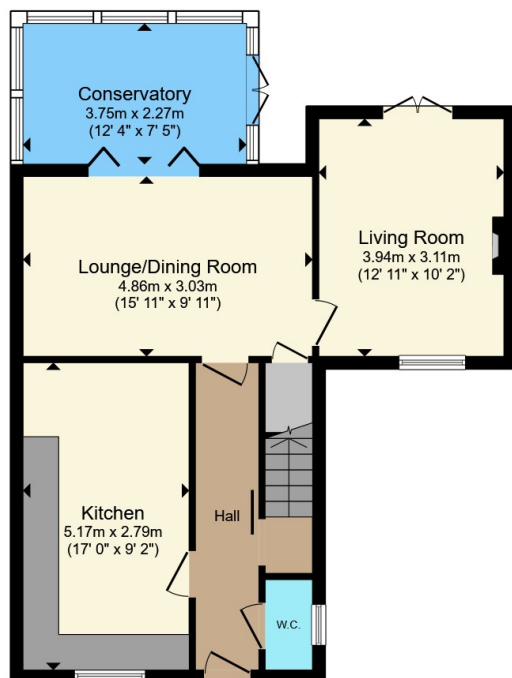
Agents Note:

"Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers. An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"

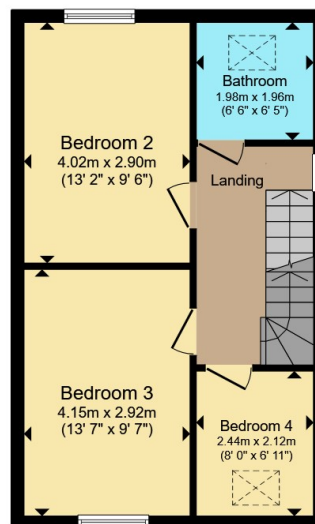




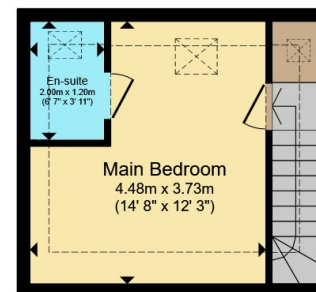




Ground Floor



First Floor



Second Floor

Total floor area 124.5 m² (1,340 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01525 712 271
E flitwick@connells.co.uk

Unit 9 Russell Centre Coniston Road Flitwick
BEDFORD MK45 1QY

EPC Rating: B Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/FLI305827



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: FLI305827 - 0007