

Woodpecker Close, Great Barford, MK44 3BG

Guide Price £475,000 - £500,000

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LATCHAM DOWLING

ESTATE AGENTS

GUIDE PRICE £475,000 - £500,000

HANDSOME DOUBLE FRONTED DETACHED FAMILY HOME, OFFERING DECEPTIVELY SPACIOUS ACCOMMODATION OVER TWO FLOORS AND IN A QUIET CUL-DE-SAC LOCATION

Tucked away towards the end of this extremely popular residential development and on the edge of the beautiful riverside village of Great Barford, this attractive and double fronted detached family home has been vastly extended over two floors to now provide three separate reception rooms, an open plan kitchen/ breakfast room with separate utility room, four well proportioned bedrooms (including the principle bedroom suite with dressing room and en suite!!) and three bathrooms (two en suites and the family bathroom).

Outside, there is a fully enclosed garden to the rear providing extensive patio and entertaining areas, a single garage (in the adjacent nearby block of four) and an additional parking space.

This lovely and practical family home is within walking distance to all the village amenities, including Great Barford Primary Academy, doctors surgery, local shops and Post Office and of course the wonderful riverside and countryside beyond.

And being CHAIN FREE, this home could be yours as quickly as you're ready to move in!!

Entrance Via

Entrance Hall
13'1 x 6'2 (3.99m x 1.88m)

























Cloakroom
6'2 x 3'3 (1.88m x 0.99m)

Living Room
16'7 x 11'0 (5.05m x 3.35m)

Dining Room
11'0 x 10'5 (3.35m x 3.18m)

Study/ Office
7'8 x 7'0 (2.34m x 2.13m)

Kitchen/ Breakfast Room
16'7 x 9'3 (5.05m x 2.82m)

Utility Room
7'0 x 5'11 (2.13m x 1.80m)

First Floor Landing

Principle Bedroom
11'1 x 10'5 (3.38m x 3.18m)

Dressing Room
7'0 x 6'3 (2.13m x 1.91m)

En Suite Shower Room
7'4 x 5'5 (2.24m x 1.65m)

Bedroom Two
11'0 x 10'10 (3.35m x 3.30m)

En Suite Shower Room
6'7 max x 4'10 max (2.01m max x 1.47m max)

Bedroom Three
9'11 x 8'10 (3.02m x 2.69m)

Bedroom Four
8'10 x 6'6 (2.69m x 1.98m)

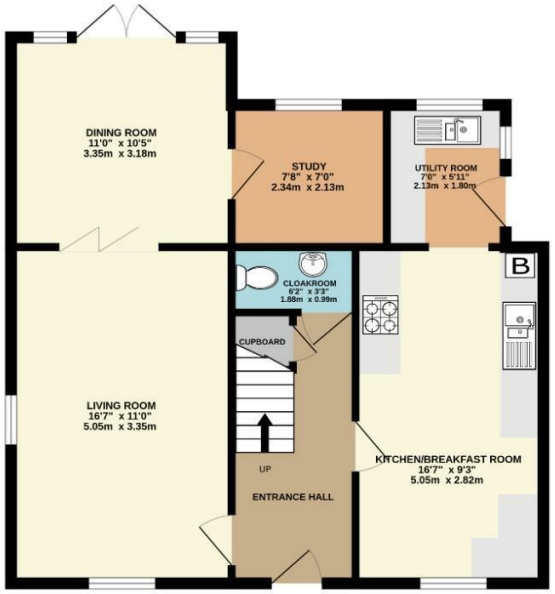
Family Bathroom
7'6 x 5'7 (2.29m x 1.70m)

Rear Garden

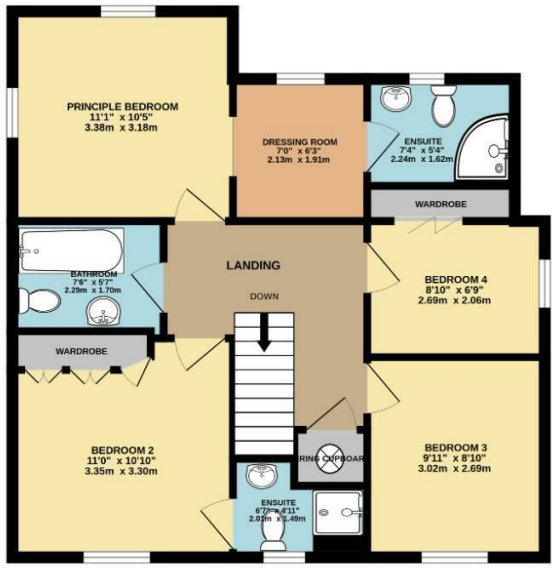
Front Garden

Garage And Parking

GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.

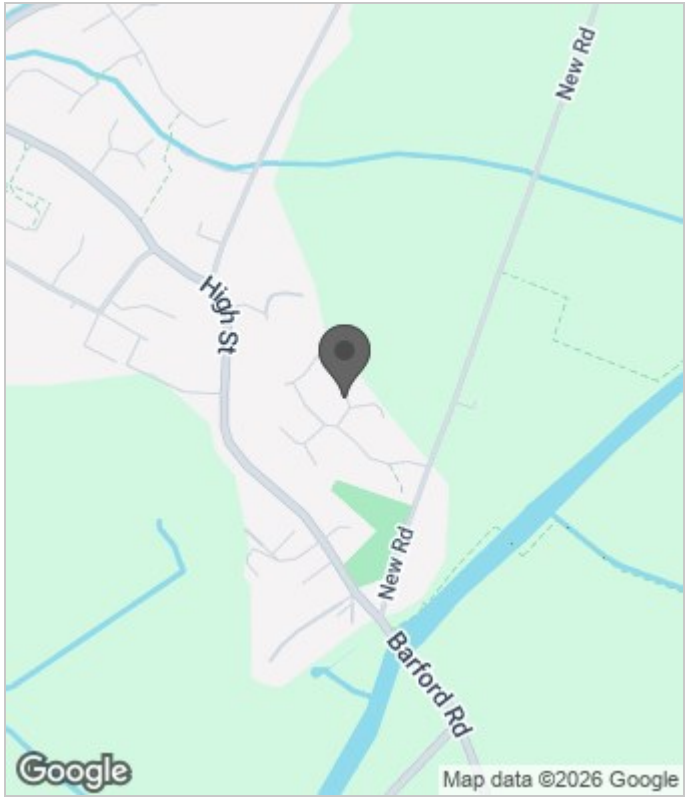


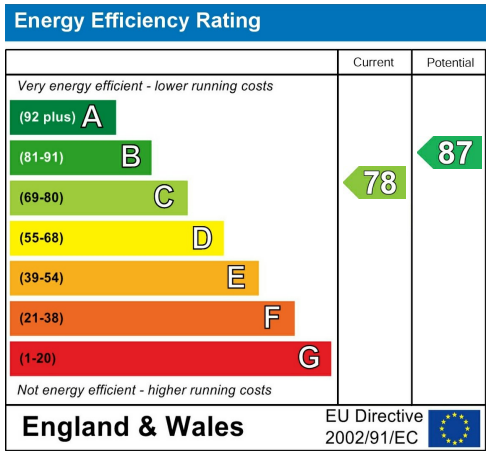
1ST FLOOR
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1307 sq.ft. (121.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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