

17 Hindburn Close, Bedford.
MK41 7YJ

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£320,000

Freehold



Frosty Fields Estate Agents Ltd are pleased to present this beautiful ready to move in, semi-detached three bedroom house in the peaceful neighbourhood of Brickhill Bedford. With easy access to all local shops, schools and town centre and with a 10 minute drive to Bedford railway station. The property welcomes you through a bright and spacious hallway. At the heart of the home is a refurbished Howdens kitchen with Bosch Hob & Oven and integrated dishwasher. Designed with both style and functionality in mind, it boasts sleek contemporary cabinetry, a generous built-in pantry, and an extra under-stairs storage cupboard to keep everything neatly tucked away. The ground floor also benefits from a beautifully refurbished modern bathroom. Upstairs, you will find three well-proportioned bedrooms filled with natural light. En-suite with the master bedroom finished with high-quality tiling and contemporary fixtures. To the front, the property features a private driveway providing convenient off-road parking, which leads up to the garage.





Entrance Hallway
Lets step inside this property via the Mahogany composite door. Upon entering you will find stairs rising to the first floor landing and doors to the ground floor bathroom, kitchen - breakfast area and lounge-dining room. The hallway is styled with laminate flooring. The picture is complete with a radiator, consumer unit and a HIVE thermostat control monitor.

Lounge- Dining Room
3.67m x 4.45m (12' 0" x 14' 7") The lounge dining-room is light and bright and has a very contemporary modern warmth to it. The room is dressed with a white chocolate taste with contrasting laminate flooring throughout. The lounge allows for fashionable furniture to be displayed. The room is appointed with windows to the side aspect and rear aspect. there are French glazed doors opening into the compact conservatory. The room is complete with TV point and telephone point and numerous sockets and radiator.

Conservatory
2.50m x 2.50m (8' 2" x 8' 2") The conservatory is compact and a perfect place to retreat to after along day at work. There are windows to the rear and side aspects with top openers and featured wall lights. The doors open out onto the enclosed rear garden. The flooring is ceramic tiling. The room is complete with electrical sockets.

Fitted Kitchen
2.55m x 2.70m (8' 4" x 8' 10") This stylish contemporary modern kitchen is perfect for experimenting and cooking those gourmet meals. The internal space has been maximised to allow for numerous cabinets along with glass display areas. There's even room under the stairs for storage. The work surfaces compliment the range of units and incorporates the sink drainer with swan neck mixer tap over. The Bosch electric cooker with gas hob and shaped steel canopy over. Within the kitchen there are spaces for the fridge freezer, washing machine and integrated slim line dishwasher. The flooring is tiled throughout. and here you will also find the IDEAL combination boiler. The window to the front allows for a view of front of garden.

Ground Floor Bathroom
1.70m x 1.75m (5' 7" x 5' 9") This super property has the benefit of two bathrooms. The main bathroom is fitted with modern suite and consists of a white side grip panelled bath with shower over. The wash hand basin and low level WC are combined with a vanity unit in charcoal grey. The modern white tiling complements the bathroom adds a contemporary feel. The room is complete with a chrome radiator and tiled flooring. The window to the front is opaque for privacy.

First Floor Landing
Ascend the stairs from the main entrance hallway. Upon reaching the top you will find the loft access which is fitted with a ladder and lighting inside and partially boarded. There are doors to all bedrooms.

Bedroom One
2.68m x 3.00m (8' 10" x 9' 10") The main bedroom within this lovely home is situated to the front aspect. the front window provides a perfect view of the area and front garden. The room is dressed with contrasting fashionable flooring. The bedroom is light and airy and allows for a modern style double bed frame, along with a dressing table and wardrobe. The room is complete with a radiator and electrical sockets. Door to the En-suite bathroom.

En- suite
1.39m x 2.68m (4' 7" x 8' 10") The En-suite is tastefully styled to the same format as the main bathroom. The suite comprises of spacious shower cubicle, low level WC, wash hand basin with vanity unit with flip mixer tap. The En-suite is fully tiled to all water sensitive areas. Within the room you will find the airing cupboard with shelving for storage. The picture is complete with down lights to the ceiling and extraction fan and ceramic tiled flooring. The room is heated by a chrome ladder radiator. The window to the front is opaque for privacy.

Bedroom Two
2.25m x 3.70m (7' 5" x 12' 2") Bedroom two is also spacious and is perfect as a guest bedroom. The room can easily allow for a double bed and wardrobes if required to do so. There is a window to the rear aspect overlooking the pretty enclosed rear garden. Within bedroom two there is also a fitted cupboard with shelving. The flooring is fashionable laminate.

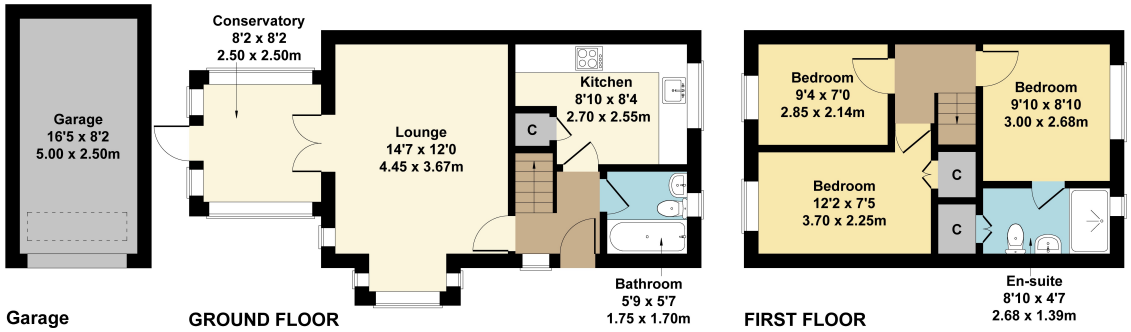
Bedroom Three
2.14m x 2.85m (7' 0" x 9' 4") Bedroom three can offer flexible use if required. It can certainly ne used as either a bedroom or home office. The room is complete with a window to the rear overlooking the pretty garden.

Rear Garden
The idyllic garden is enclosed and can be accessed from the conservatory or via the entrance gate to the front aspect. The garden is laid with a large patio area which is perfect for seating and entertaining guests on a sizzling summer day. The garden is also laid with a lawn and inset stepping stones, with featured trees and shrubs. You can also look to relax in the summer house with a cup of coffee or maybe a glass of red wine. To the rear of the garden there is a detached garage with driveway and double gates opening out onto the road.

Garage
The garage is detached and fitted with an up and over door.

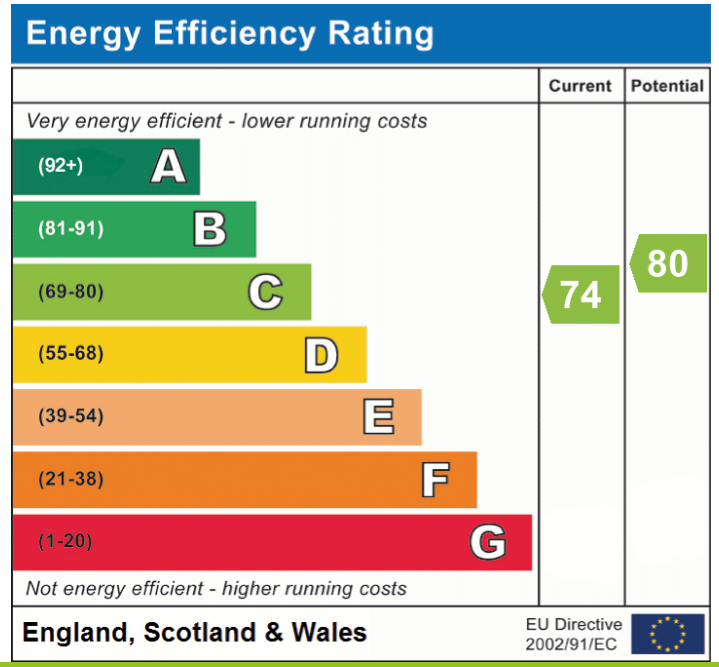
Front Garden
The front garden is mainly laid to decorative gravel and driveway as well. To the front there is an established tree.

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Approximate Gross Internal Area = 87 sq m / 936 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



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