



Welcome to this immaculately presented modern home located in the sought-after Hayfield development in the charming village of Silsoe. This delightful property boasts four well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

It is not only beautifully maintained but also offers the potential for further enhancement, making it a fantastic opportunity for prospective buyers. With its desirable location in Silsoe, you will enjoy the benefits of village life while being within easy reach of local amenities. Do not miss the chance to make this wonderful property your own.

(Please note: The front image has been digitally enhanced for marketing purposes)

## ENTRANCE HALL

Providing access to all ground floor accommodation with a double glazed composite door to the front aspect. Tiled floor with thermostatically controlled under floor heating. Inset spot lights to the ceiling. Stairs rising to the first floor accommodation. Large under stair cupboard.

## CLOAKROOM

Tastefully fitted to comprise a w/c with concealed cistern. Wall mounted wash hand basin. Tiled floor with thermostatically controlled under floor heating. Part tiled walls. Double glazed window to the front. Feature mirror with glass shelving.

## SITTING ROOM

A good sized room with a feature double glazed bay window to the front aspect. Fitted carpet with thermostatically controlled under floor heating. Tv point.

## KITCHEN / DINING ROOM / LIVING ROOM

An open plan and good sized rear aspect living space which provides the perfect setting for the family to relax, entertain and enjoy. Bi-folding doors to the rear garden. Tiled floor with under floor heating. Wall mounted TV point.

## KITCHEN AREA

Tastefully fitted to comprise a range of wall, drawer and base level units with silestone work surfaces over. 1 and 1/2 inset sink with a swan neck 'insinkerator' tap that provides hot, cold, filtered and boiling water. Bosch Integrated appliances to include; eye level oven and grill, induction hob (with extractor hood over), dishwasher, fridge and freezer. Inset spot lights to the ceiling. Double glazed window to the rear aspect.

## UTILITY ROOM

Fitted to comprise a wall units and silestone work surface with space and plumbing for a washing machine and space for a tumble dryer. Tiled floor with thermostatically controlled under floor heating. Cupboard housing the wall mounted boiler. Double glazed composite door on the side aspect.

## LANDING

Providing access to all first floor accommodation with a double glazed window to the side. Fitted carpet. Hatch to the roof space. Radiator. Large airing cupboard housing the pressurised hot water tank.

## PRINCIPAL BEDROOM

Double glazed window to the rear aspect. Twin built in wardrobes. Radiator. Fitted carpet. Tv point.

## EN-SUITE SHOWER ROOM

Tastefully fitted to comprise a w/c with concealed cistern, wash hand basin set into a vanity unit. Shower enclosure with shower over. Heated towel rail. Part tiled walls. Tiled floor. Inset spot lights and extractor to the ceiling.

## BEDROOM TWO

Double glazed window to the front aspect. Built in wardrobe. Radiator. Fitted carpet. Tv point.

## BEDROOM THREE

Double glazed window to the front aspect. Radiator. Fitted carpet. Tv point.

## BEDROOM FOUR

Double glazed window to the rear aspect. Radiator. Fitted carpet. Tv point.

## FAMILY BATHROOM

Tastefully fitted to comprise a w/c with concealed cistern. Wall mounted wash hand basin with vanity unit under. Bath with shower attachment over and glass shower screen. Heated towel rail. Fully tiled walls and floor. Inset spot lights and extractor to the ceiling. Double glazed window to the side aspect.

## TO THE FRONT

A small low maintenance garden and pathway leading to the front door. Driveway providing off road parking for two cars and onward access to the garage.

## GARAGE

With up and over doors. Light and power. Personal door to the rear garden.

## REAR GARDEN

A good sized, enclosed and south facing rear garden with a patio area adjacent to the rear of the property with the remainder being laid to lawn. Boundary fencing. Gated pedestrian access to the front. Mature shrubs, bushes and small trees.

## VIEWING

All viewings are strictly by appointment through Bradshaws.

## AI IMAGES

Some images may have been digitally enhanced for marketing purposes. The property layout and features remain unchanged.

## DISCLAIMER

These particulars have been prepared in good faith and are intended as a general guide only. They do not constitute part of an offer or contract. No survey of the property has been undertaken and no responsibility is taken for the condition of the structure, fixtures, fittings or services. Any heating systems, electrical installations or appliances have not been tested. All measurements are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	
(81-91) B	84	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

