



DG
Property
Consultants
Estd. 2000



Orchard Road,, Pulloxhill, Bedfordshire MK45 5HL

Asking Price £550,000

Set within the picturesque village of Pulloxhill, surrounded by countryside, this attractive period farmhouse style home beautifully combines character, space and practicality, creating an ideal setting for modern family living. Offering generous and versatile accommodation, the property features five well-proportioned bedrooms and two spacious reception rooms, all set within peaceful village surroundings. Upon entering, you are welcomed into a large living room featuring an impressive open brick fireplace as the main focal point. The heart of the home is the generous fitted kitchen, which provides access to both the living room and dining room, making it a sociable and practical space for everyday family life. A convenient ground floor shower room adds further flexibility to the layout. The first floor can be accessed via two staircases, adding character and practicality, and leads to five well-sized bedrooms offering excellent space for family living, guests or home working.

Outside, the property continues to impress with a good-sized country-style rear garden, also providing ample off-road parking, along with a substantial 27ft attached barn offering exciting potential for conversion into additional living accommodation or a home office, subject to the necessary planning permissions.

Conveniently positioned for nearby towns and transport links by road and rail, this delightful detached home offers a rare opportunity to enjoy village living with space, charm and future potential.

Early viewing is highly recommended, contact Team DG on 01525-310200 to arrange your viewing.



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Ground Floor Accommodation

Entrance Porch

Entrance door, Upvc double glazed window to front, tiled flooring, door living room.

Living Room

12'6" x 24'0" (3.81m x 7.32m)



Two uPVC double glazed windows to front, window to rear, two single radiators, fitted carpet, telephone point(s), TV point(s), double power point(s), exposed beams, feature open fire fireplace with set in feature brick chimney breast, carpeted stairs to first floor landing, door to kitchen.

View of Living Room



Example of Living Room Empty



Fitted Kitchen

14'6" x 9'6" (4.42m x 2.90m)



Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with single drainer and mixer tap, integrated fridge/freezer, plumbing and space for automatic washing machine, built-in electric oven, four ring gas hob with extractor hood over, window to side, recessed ceiling spotlights, ceramic tiled flooring, single radiator, door rear garden, door to inner hall.

View of Kitchen



Inner Hall

Ceramic tiled flooring, access to shower room and to dining room.

Shower Room



Three piece suite with comprising, tiled double shower cubicle with power shower and glass screen, vanity wash hand basin in vanity unit with cupboards under, low-level WC and tiling to all walls, heated towel rail, karndean flooring, recessed ceiling spotlights with wall mounted concealed combination boiler serving heating system and domestic hot water, built in storage cupboard.

View of Shower Room



Dining Room

21'6" x 9'6" (6.55m x 2.90m)



Two windows to side, two single radiators, tiled flooring, four wall light points, open stove fire set in brick chimney breast, carpeted stairs to first floor landing, Upvc door to the garden.

View of Dining Room



Example of Dining Room Empty



First Floor Accommodation

First Floor Accommodation From Living Room, access to bedrooms 1 - 2 & 3.

Front Landing

Fitted carpet, power points, access to bedrooms 1 - 2 & 3, fitted carpet.

Bedroom 1

11'0" x 13'0" (3.36m x 3.97m)



UPVC double glazed window to front, window to rear, single radiator, fitted carpet, double power point(s), built in double wardrobes.

View of Bedroom 1



Bedroom 2

15'0" x 10'8" (4.57m x 3.24m)

Window to side, single radiator, fitted carpet, double power point(s), built-in storage cupboard.

Bedroom 3

9'0" x 7'7" (2.74m x 2.30m)

Window to front, single radiator, fitted carpet, double power point(s).

First Floor Accommodation

First Floor Accommodation From Dining Room, access to bedrooms 4 & 5.

Landing

Access to bedrooms 4 & 5. Fitted carpet.

Bedroom 4

12'6" x 9'6" (3.81m x 2.90m)

Window to side, single radiator, fitted carpet, double power point(s).

Bedroom 5

9'0" x 9'6" (2.75m x 2.90m)

Window to side, single radiator, fitted carpet, double power point(s).

Outside of the property

Front Aspect



Small front boundary garden.

Rear Garden



Enclosed by fencing, patio areas, laid to lawn, mature shrubs, plants and conifer trees, double gated access to parking area.

View of Rear Garden



representations of fact and must satisfy themselves as to their accuracy by inspection or other means.

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These particulars are issued in accordance with the Consumer Protection from Unfair Trading Regulations 2008 and related legislation.

View of Rear Garden & Drive Parking



Off road parking up to 3 plus vehicles.

Large Attached Barn

27' x 8' (8.23m x 2.44m)

Two windows to side, side personal door to garden, power points, lighting, two double doors allowing vehicle access.

Possible to convert to further living accommodation (stpp).

Council Tax Band

Council Tax Band : F

Charge Per Year : £3,230.57

The Property Misdescriptions Act 1991

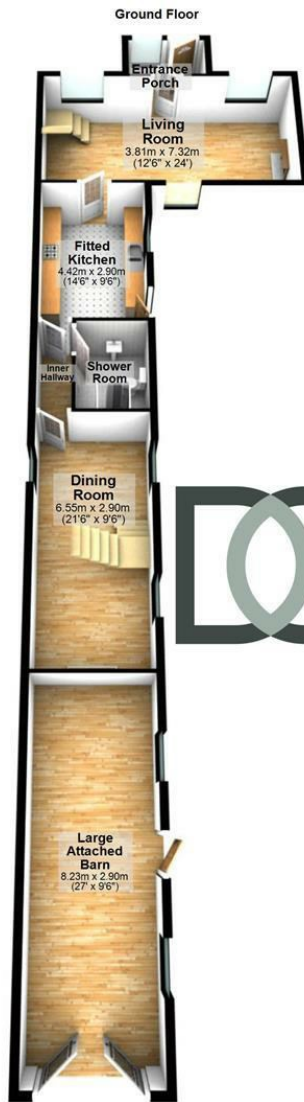
Property Misdescriptions Act 1991 - Sales & Lettings

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

Important Notice / Disclaimer

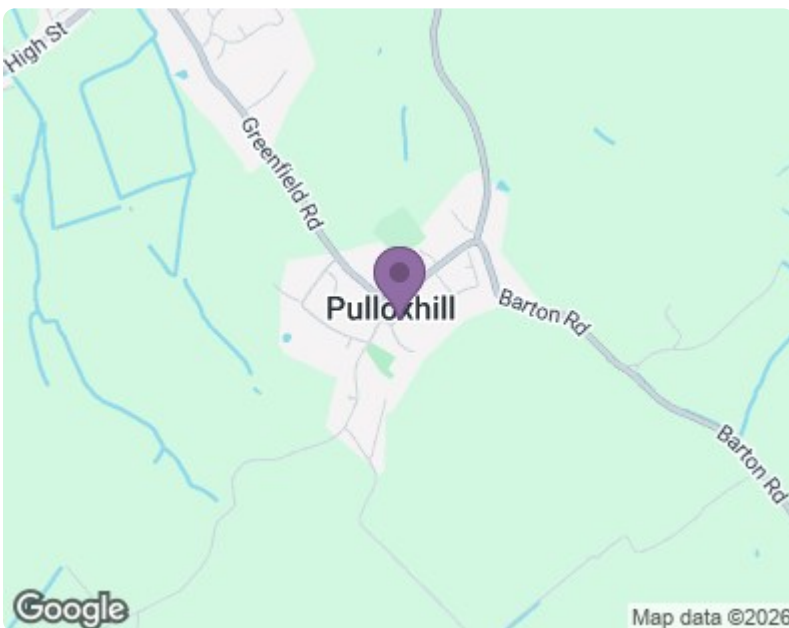
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All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details are given in good faith but without responsibility. Any intending purchaser or tenant should not rely on them as statements or



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Total area: approx. 159.2 sq. metres (1713.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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