



DG
Property
Consultants
Estd. 2000



Whinnetts Way, Pulloxhill, Bedfordshire MK45 5EX

Asking Price £550,000

DG Property Consultants are pleased to offer for sale this spacious and extended five-bedroom detached family home, offering generous and versatile accommodation, ideally suited to modern family living. The ground floor comprises a spacious living room, separate dining room, fitted kitchen/breakfast room and a convenient cloakroom/WC. A further ground-floor bedroom with en-suite wet room provides ideal accommodation for guests or family members requiring single-level living, or could be used as an additional reception room or home office. Upstairs are four well-proportioned bedrooms, with the principal benefiting from a refitted en-suite shower room, together with a refitted family bathroom.

Externally, the property enjoys an enclosed rear garden with a covered seating area, ideal for outdoor dining and entertaining, along with ample off-road parking and a double-width garage. For commuters, Flitwick mainline station is approximately 2.3 miles away, providing direct services to London St Pancras International, while Junction 12 of the M1 is approximately 4.6 miles away. Early viewing is highly recommended to fully appreciate the space and versatility this superb family home has to offer.

Call Team DG on 01525 310200 to arrange your viewing.



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Ground Floor Accommodation

Porch

UPVC entrance door, ceramic tiled flooring, door to entrance hall.

Entrance Hall

6'2" x 12'5" (1.87m x 3.79m)



Single radiator, parquet wood block flooring, double power point(s), carpeted stairs to first floor landing, doors to all ground floor main rooms.

Cloakroom

3'3" x 7'7" (0.99m x 2.31m)



Two piece suite comprising, pedestal wash hand basin, low-level WC and extractor fan, tiled splashback, single radiator, ceramic tiled flooring.

Living Room

15'6" x 18'0" (4.72m x 5.48m)



UPVC double glazed bow bay window to front, UPVC double glazed window to front, two single radiators, parquet wood block flooring, telephone point(s), TV point(s), double power point(s), feature fireplace with electric stove with glass door.

View of Living Room



View of Living Room



Dining Room

11'6" x 10'0" (3.51m x 3.06m)



Two UPVC double glazed windows to rear incorporating UPVC double glazed door to garden, single radiator, parquet wood block flooring, double power point(s), understairs storage cupboard.

View of Dining Room



Kitchen/Breakfast Room

12'0" x 21'0" (3.66m x 6.41m)



Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, breakfast area suitable for a table, plumbing and space for a automatic

washing machine, space for fridge/freezer, dishwasher, space for a range cooker with extractor hood over, two uPVC double glazed windows to rear, ceramic tiled flooring, double power point(s), recessed ceiling spotlights, UPVC door to garden.

View of Kitchen/Breakfast Room



View of Kitchen/Breakfast Room



Study/Grd Floor Bedroom 5

14'0" x 8'3" (4.27m x 2.52m)



UPVC double glazed window to front, fitted double wardrobe(s) with full-length mirrored sliding doors, single radiator, fitted carpet, double power point(s), recessed ceiling spotlights, sliding door to en-suite wet room.

Wet Room to Bedroom 5

2'9" x 8'3" (0.85m x 2.52m)

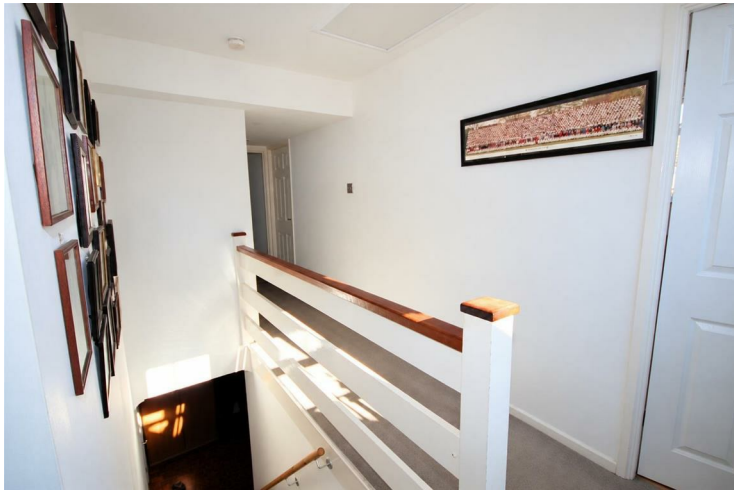


Wet room with tiled shower area with power shower, pedestal wash hand basin, low-level WC, full height ceramic tiling to all walls, heated towel rail, ceramic tiled flooring.

First Floor Accommodation

Landing

6'7" x 12'0" (2.00m x 3.66m)



UPVC double glazed window to side, fitted carpet, double power point(s), access to loft space, built-in airing cupboard, doors to all first floor room.

Bedroom 1

14'3" x 8'11" (4.35m x 2.72m)



UPVC double glazed window to front, fitted wardrobe(s), single radiator, fitted carpet, double power point(s), door to en-suite shower room

View of Bedroom 1



En-suite Shower Room

6'11" x 8'11" (2.12m x 2.72m)



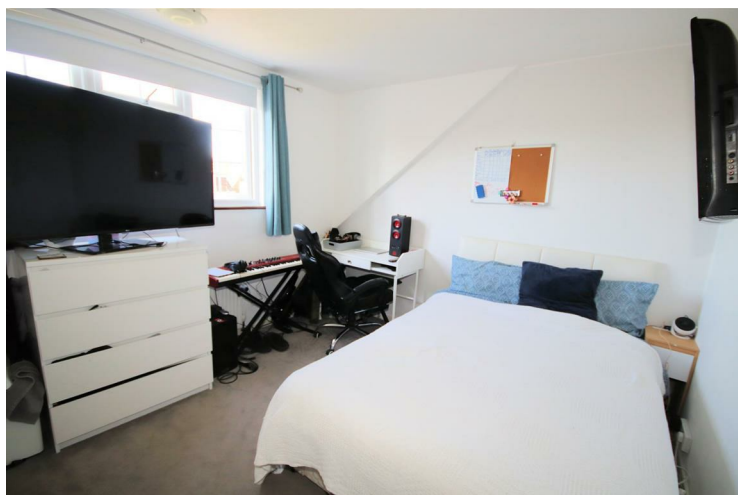
Recently refitted with three piece suite with comprising, tiled double shower cubicle with electric power shower and glass screen, vanity wash hand basin in vanity unit with drawers under and low-level WC, tiled splashbacks, uPVC double glazed window to rear, single radiator, vinyl flooring.

View of En-suite Shower Room



Bedroom 2

10'6" x 10'6" (3.19m x 3.21m)



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

Bedroom 3

8'0" x 12'0" (2.44m x 3.66m)



UPVC double glazed window to front, single radiator, wooden flooring, double power point(s).

Bedroom 4

8'0" x 9'10" (2.44m x 3.00m)



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

Family Bathroom

7'3" x 7'11" (2.22m x 2.41m)



Refitted with three piece with comprising, panelled bath with independent electric power shower over and glass screen, vanity wash hand basin in vanity unit with cupboards and drawers under, mixer tap, full height ceramic tiling to two walls plus wood panelling on wall, low-level WC, heated towel rail, uPVC double glazed window to rear, ceramic tiled flooring.

View of Family Bathroom



Outside of the property

Front Garden & Drive

Mono block front drive with off road parking for 3 vehicles, front lawn with flower borders, side gate allowing access to the rear garden.

Rear Garden



Enclosed by timber fencing, laid to lawn, paved patio area, side border with plants and shrubs, timber shed, progola with decked area under, side access to the front.

View of Rear Garden



Council Tax Band

Council Tax Band : F

Charge Per Year : £3397.11

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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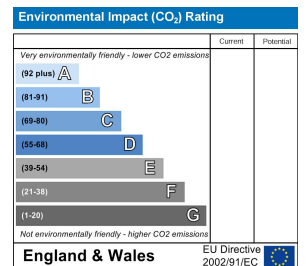
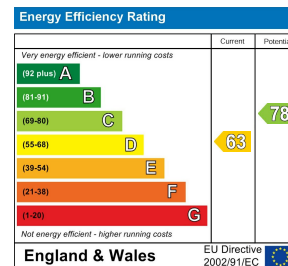
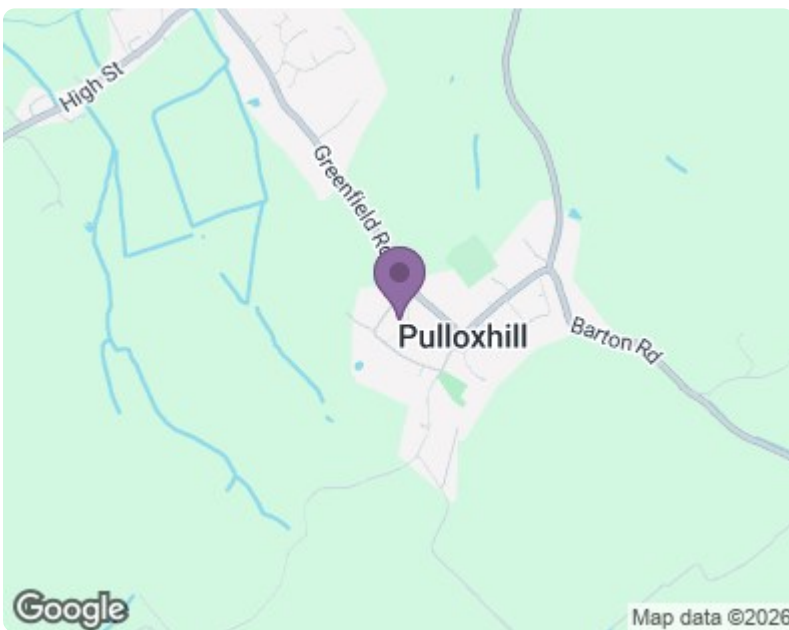
Double Width Garage

Double width garage with metal up and over door to the front, poawer and lighting.

18'6" x 16'0" 5.64m x 4.88m



Total area: approx. 174.6 sq. metres (1879.2 sq. feet)



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