





Kennedy & Foster

18 Spring Hill

Gravenhurst

MK45 4SY

- DESIRABLE VILLAGE LOCATION
- FOUR BEDROOM DETACHED
- LARGE KITCHEN/DINER WITH CENTRE ISLAND
- UTILITY ROOM
- ENSUITE TO MASTER
- FOUR PIECE FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM
- HEAT SOURCE PUMP INSTALLED
- GENEROUS REAR GARDEN

Guide Price £600,000 - £625,000







Situated in the pleasant village setting of Gravenhurst, this attractive modern four bedroom detached home offers well-presented and versatile accommodation suited to contemporary family living. The property benefits from a spacious and thoughtfully arranged interior and an excellent balance of living and entertaining space. The accommodation is complemented by a generous rear garden ideal for family enjoyment and entertaining. Particular highlights are the large kitchen/diner with an island and utility room, double garage, providing excellent parking and further storage, a four piece bathroom and an ensuite to master. Gravenhurst enjoys a semi-rural feel surrounded by Bedfordshire countryside, while remaining well placed for access to surrounding towns, amenities and transport connections.

FRONT DOOR INTO

ENTRANCE HALL
Storage cupboard with light, under floor heating, stairs to first floor landing, inset lighting, wood flooring. Wooden doors to:

LOUNGE
14' 03" x 13' 00" (4.34m x 3.96m) Wooden flooring with under floor heating, uPVC double glazed window to front with fitted shutters.

CLOAKROOM
Low level WC, vanity basin with mixer tap and cupboard under, extractor fan, shelf, wooden flooring.

KITCHEN/DINING ROOM
21' 10" x 15' 09" (6.65m x 4.8m) Soft closing wall, base and drawer unit with work surface over. Built in double Siemen oven, Siemens microwave, 5 ring induction hob with extractor over. Built in fridge/freezer, integrated dishwasher. InsinkErator hot tap, pan spray tap , built in recycling bins. Island with shelving, drawers and cupboard under, inset lighting, under stairs cupboard, uPVC double glazed window to rear, wooden flooring, bi folding doors to rear garden. Door to:

UTILITY ROOM
8' 00" x 5' 10" (2.44m x 1.78m) Wall and base units with work surface over, space for tumble dryer and washing machine. Stainless steel single drainer sink unit with mixer tap, under floor heating, extractor, wooden door to garage.

FIRST FLOOR LANDING
Insulated loft with light, radiator, cupboard housing mega flow for source pump, radiator, uPVC double glazed window to side. Wooden doors to:

MASTER SUITE
12' 08" x 10' 01" Widening to 17' 01" (3.86m x 3.07m) Radiator, uPVC double glazed window to front with fitted shutter. Wooden door to:

ENSUITE
Tiled shower cubicle with rainwater shower over and hand held shower, low level WC, wash hand basin with cupboard under, heated towel rail, extractor fan, tiling to half height, tiled floor.

BEDROOM
12' 05" x 9' 05" (3.78m x 2.87m) uPVC double glazed window to rear with fitted shutters, radiator.

BEDROOM
11' 08" x 11' 01" (3.56m x 3.38m) uPVC double glazed window to rear with fitted shutters, radiator, panelling to half height along one wall.

BEDROOM
8' 09" x 7' 10" Widening to 11' 07" to door recess (2.67m x 2.39m) uPVC double glazed window to rear with fitted shutters, radiator.

FOUR PIECE FAMILY BATHROOM
Double ended panelled bath with mixer tap, washing basin with cupboard under, tiled show cubicle with rainwater shower over and hand held shower attachment, heated towel rail, extractor fan, tiled floor, shaver point.

OUTSIDE

FRONT
Pathway to front door, shrubs.

DOUBLE WIDTH DRIVEWAY FOR FOUR CARS LEADING TO:

DOUBLE GARAGE
23' 03" x 22' 03" (7.09m x 6.78m) Two electric roll up doors, full height work space, frosted uPVC door to garden, access to boarded loft with ladder & light.

REAR GARDEN
Porcelain tiled extended patio, electric sockets, lawn, heat source pump, outside tap, personnel door to garage. Well stocked garden with a selection to include: shrub's, flowers, silver birch tree, Indian bean tree, sorbus, laurel, red acer tree.

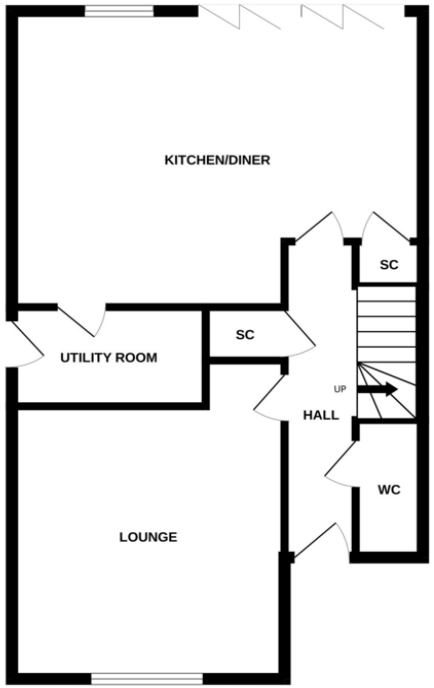
AGENT NOTES
Service Charge - £4.60 per annum



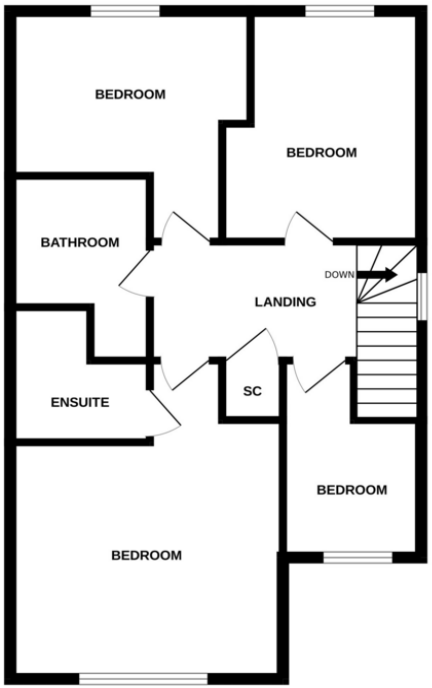




GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1231 sq.ft. (114.4 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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COUNCIL TAX BAND

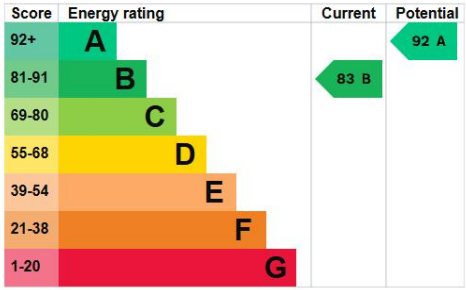
Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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Market Square
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.