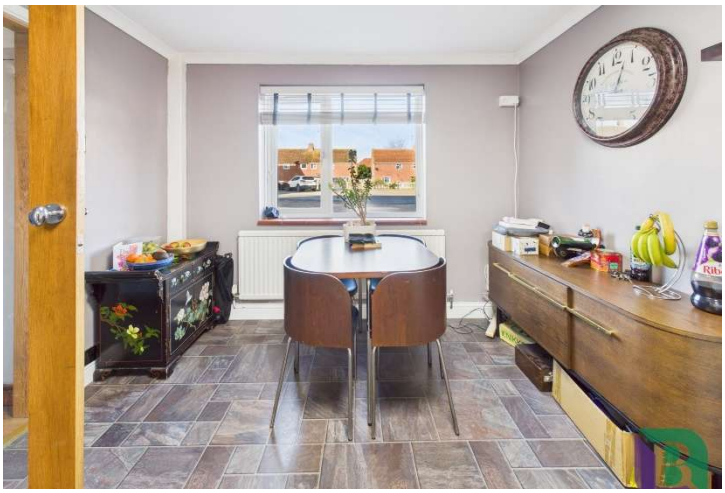
BEASLEY & PARTNERS

Bellway, Woburn Sands, MK17 8UG
Offers Over £415,000 Freehold

Situated on the outskirts of the charming town of Woburn Sands and rarely available to the market, this extended three bedroom semi detached family home enjoys a peaceful cul-de-sac setting and is beautifully presented throughout. Offered for sale with no above chain.

Bellway

Woburn Sands, MK17 8UG



Situated to the edge of Woburn Sands with stunning countryside on your doorstep. There are schools for all ages nearby as well as Woburn Sands train station with trains to Bletchley and Bedford and garden centres. The main hub of Woburn Sands is close by with it's high street where you will find a variety of shops, boutiques, eateries and pubs. The town has the stunning backdrop of Aspley Woods. Neighbouring villages are Aspley Guise and Woburn. There are convenient road links to the M1 and A421 Bedford Bypass, and Central Milton Keynes is approximately a 15 minute drive.

Entering the property, you are welcomed into a bright hallway with stairs rising to the first floor. The hallway includes a useful under-stairs storage cupboard and offers access to both the spacious open-plan living/dining room and the kitchen/breakfast room.

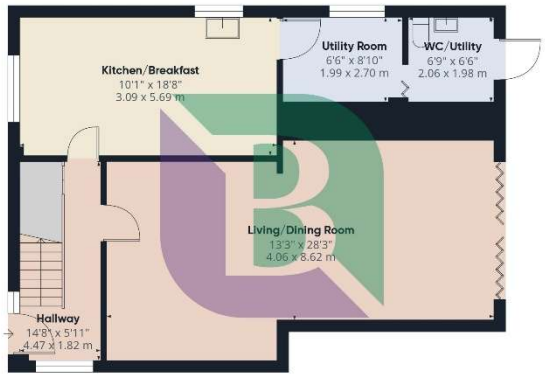
The extended living/dining room is a stunning and spacious feature of the home, boasting a vaulted ceiling, a dual air-conditioning unit, and bi-fold doors that open directly onto the rear garden, creating a versatile space ideal for both everyday living and entertaining.

Dual aspect windows provide natural light into the kitchen/breakfast room which is fitted with a range of units and drawers complimented with work surfaces which incorporate an inset sink and drainer and induction hob with extractor over. Built in appliances include a double oven and integrated dishwasher, further space is provided for large fridge/freezer and table and chairs.

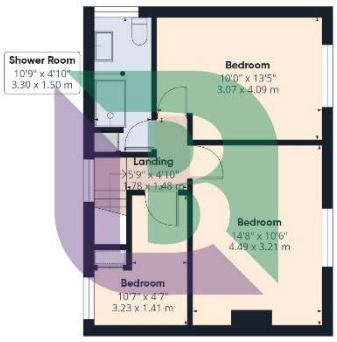
From the kitchen, a door leads through to the utility room, providing additional storage. A further door opens into a combined cloakroom and utility area, fitted with a WC, wash basin, storage, and plumbing for a washing machine. A stable-style door from this space offers convenient access to the rear garden.

The first floor landing gives access to two double bedrooms and an L-shaped single bedroom as well as the family shower room. The primary bedroom is fitted with a range of bedroom furniture and a dual air conditioning unit.

The landscaped private southerly-facing rear garden features a block-paved patio that leads to an artificial lawn with planting borders. A further block-paved pathway connects to an additional patio area with a garden room, complete with power and light. The garden also benefits from external power sockets, enhancing its versatility for outdoor living.



Ground Floor Building 1



Floor 1 Building 1

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Approximate total area(1)

1340 ft²

124.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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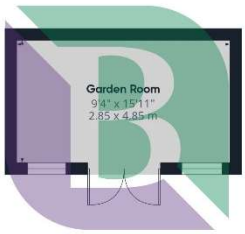
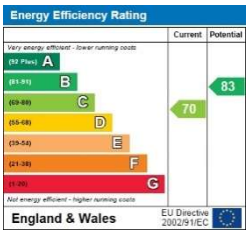


Ground Floor Building 2



6 High Street
Woburn Sands
Buckinghamshire
MK17 8RL

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

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