



CRANES

1 Hollowday Road, Cranfield, MK43 0FU

Offers Over £570,000





1 Hollowday Road

Bedford, MK43 0FU

- FOUR BEDROOMS
- ENSUITE TO MASTER
- BUILT IN WARDROBES
- COMPLETED TO A HIGH SPECIFICATION
- LANDSCAPED REAR GARDEN
- GARAGE WITH ELECTRIC DOOR

This exceptional four-bedroom detached home was individually constructed in 2023 and showcases a high-quality specification throughout. Offering ample off-road parking, an electric garage door, integrated appliances, and underfloor heating, the property combines modern comfort with stylish design.

Upon entering, you are welcomed by a spacious entrance hall leading to the impressive open-plan kitchen/dining room. Finished to an excellent standard, the kitchen features extensive worktop space, integrated appliances, underfloor heating, and convenient side access to the driveway. The bright and airy living room benefits from double doors opening onto the garden, creating a seamless indoor-outdoor living experience.

A dedicated study with built-in storage provides an ideal space for home working, while a fully tiled cloakroom completes the ground floor. Underfloor heating extends throughout the entire ground floor as well as all bathrooms.

The first floor offers a superb principal bedroom with fitted wardrobes and a beautifully appointed, fully tiled en-suite shower room. Three further well-proportioned bedrooms are served by a contemporary family bathroom, also finished with stylish tiling.

Outside, the landscaped south-easterly facing rear garden has been thoughtfully maintained and enjoys a high degree of privacy thanks to mature trees. The garage benefits from power, Wi-Fi connectivity, boarded loft-style storage, and an electric door. A generous driveway provides parking for multiple vehicles.

This outstanding home offers modern family living at its finest, with high-specification finishes and excellent attention to detail throughout.



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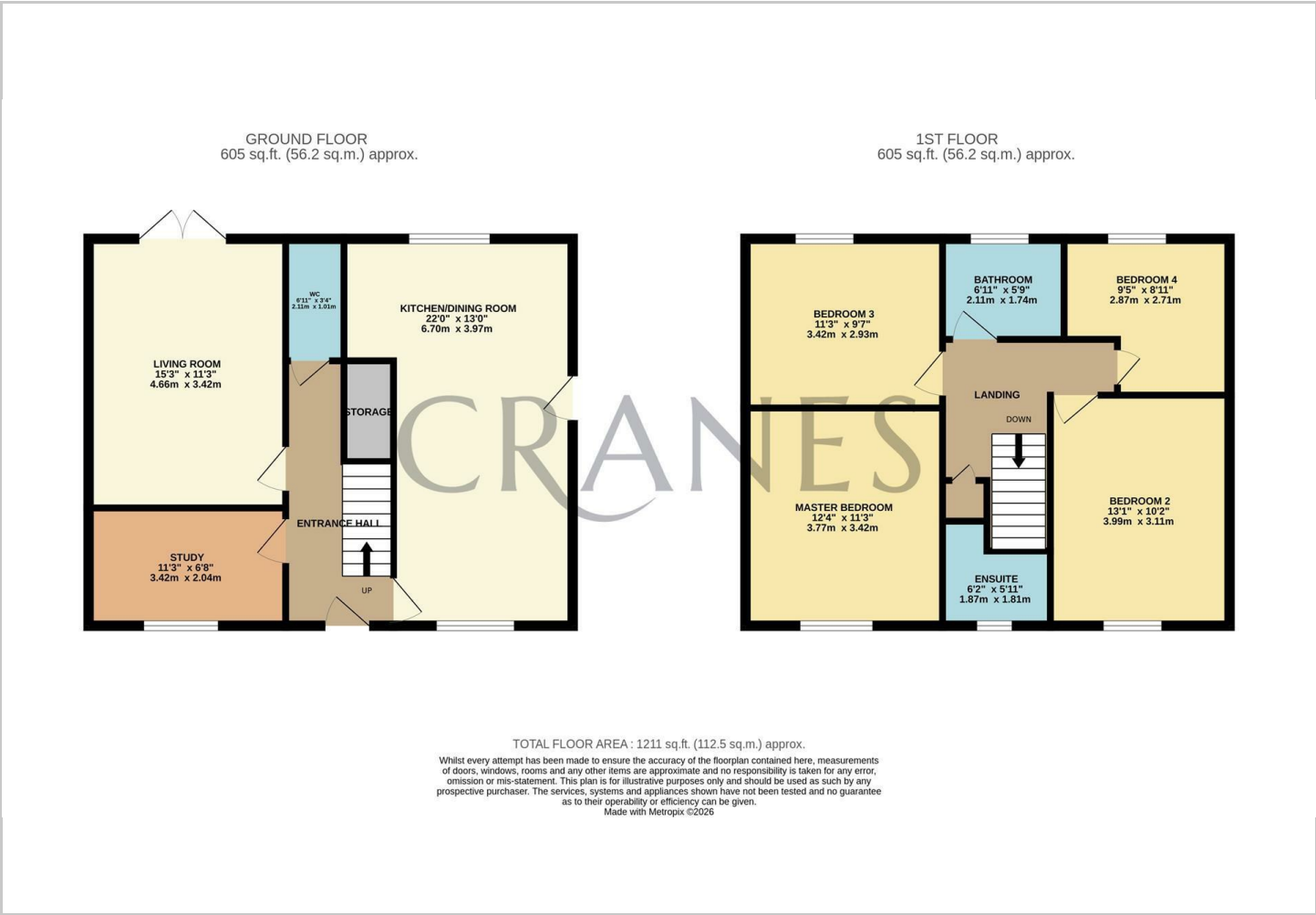


ENTRANCE HALL	
LIVING ROOM	15'3" x 11'2" (4.66 x 3.42)
KITCHEN/DINER	21'11" x 13'0" (6.7 x 3.97)
DOWNSTAIRS TOILET	
STUDY	11'2" x 6'8" (3.42 x 2.04)
MASTER BEDROOM	12'4" x 11'2" (3.77 x 3.42)
ENSUITE	
BEDROOM TWO	13'1" x 11'10" (3.99 x 3.41)
BEDROOM THREE	11'2" x 9'7" (3.42 x 2.93)
BEDROOM FOUR	9'4" x 8'10" (2.87 x 2.71)
MAIN BATHROOM	6'11" x 5'8" (2.11 x 1.74)

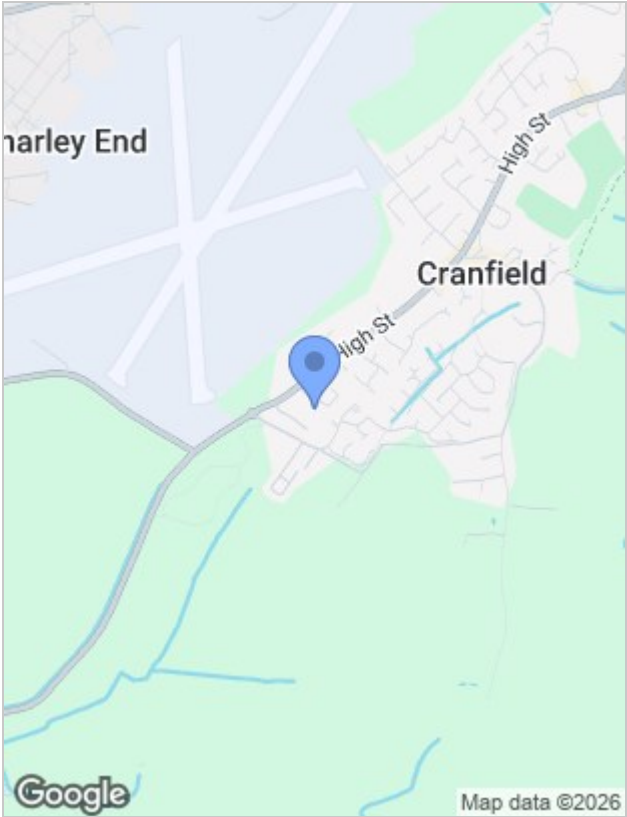




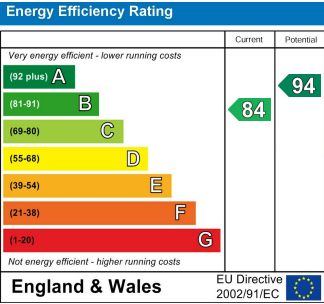
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Cranes Estate Agents Office on 01234 750900 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.