



Nestled in the charming village of Silsoe, Leigh Woods Place offers a splendid opportunity to acquire a larger than average semi-detached home, perfectly situated at the end of a tranquil cul-de-sac. This delightful property, part of the sought-after Hayfield development completed in 2021, boasts a modern design and is immaculately presented throughout.

With a complete upper chain and competitively priced, this home is an excellent choice for those seeking a blend of comfort and modern living in a desirable location. We highly recommend contacting Bradshaws to arrange your viewing without delay, as this property is sure to attract considerable interest.

The house features three generously sized bedrooms, providing ample space for family living or guests. The spacious rear aspect sitting room is ideal for relaxation and entertaining, while the well-appointed kitchen and dining room create a welcoming atmosphere for family meals and gatherings. Additionally, a convenient cloakroom enhances the practicality of the home.

Outside, the property benefits from a private rear garden, perfect for enjoying the outdoors, and off-road parking for two vehicles at the front, ensuring ease of access.

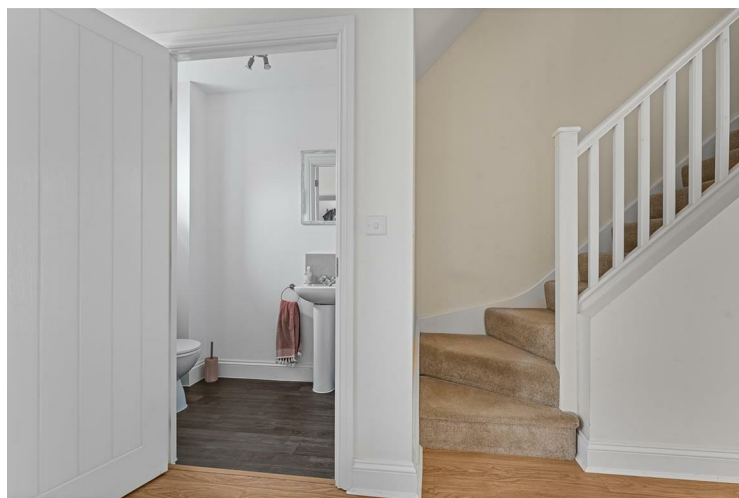
Entrance Hall

Providing access to all ground floor accommodation with a double glazed composite door to the front aspect. Radiator. Wood laminate flooring. Central heating thermostat. Stairs rising to the first floor accommodation.



Sitting Room

A spacious rear aspect room with french doors leading to the rear garden and double glazed windows to the rear aspect. Two radiators. Wood laminate flooring. Tv point. Large storage cupboard.



Landing

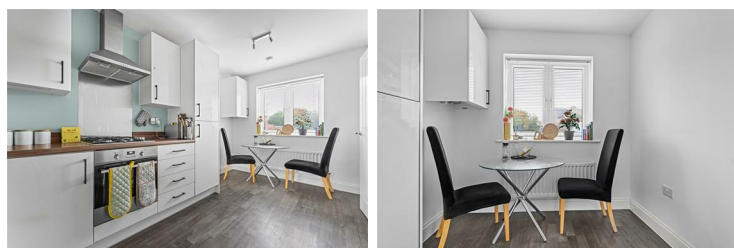
Providing access to all first floor accommodation with a radiator and fitted carpet. Large storage cupboard.

Cloakroom

Fitted to comprise a w/c. Pedestal wash hand basin. Radiator. Wood effect flooring. Double glazed window to the front aspect.

Kitchen / Dining Room

A good sized living space that provides the perfect setting to relax, entertain and enjoy.



Kitchen Area

Tastefully fitted to comprise a range of wall, drawer and base level units with work top surfaces over. Larder cupboard. Single drainer sink unit. Integrated appliances to include: fridge and freezer, oven, gas hob and extractor hood, washing machine. Cupboard housing the wall mounted boiler. Radiator. Wood effect flooring. Double glazed window to the front aspect.



Bedroom Two

Another good sized double bedroom with a double glazed window to the front aspect. Radiator. Fitted carpet.



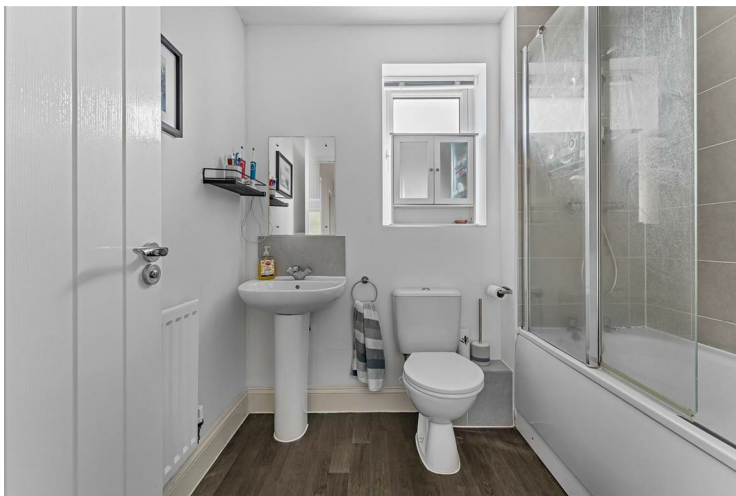
Bedroom Three

A large rear aspect room single bedroom with a double glazed window to the rear aspect. Radiator. Fitted carpet.



Bathroom

Fitted to comprise a w/c. Pedestal wash hand basin. Panelled bath with a shower over and glass shower screen. Part tiled walls. Radiator. Wood effect flooring. Double glazed window to the front aspect.



To the Front

Block paved to provide off road parking for two cars. Storm porch to entrance.



Rear Garden

A private and enclosed rear garden with a feature brick retaining wall and boundary fencing. Patio area adjacent to the rear of the property and a shingled seating area to the rear of the garden. The remainder being laid to lawn. Gated pedestrian access to the front of the property.



NB

Services and appliances have not been tested.

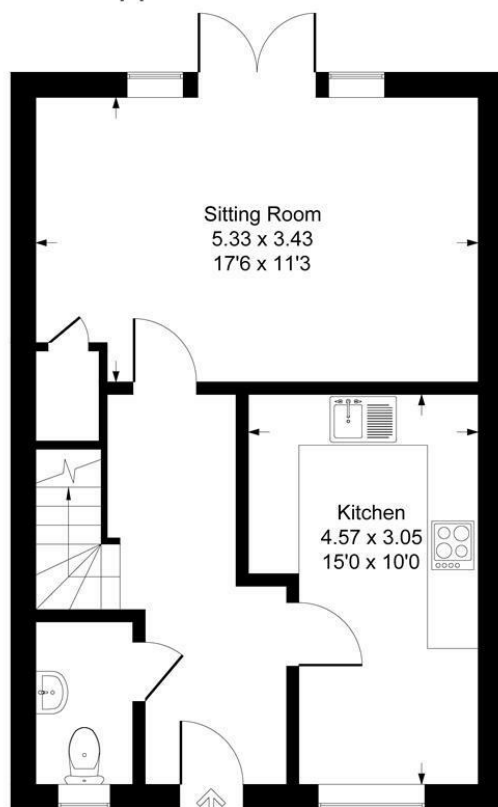
Viewing

By appointment through Bradshaws.

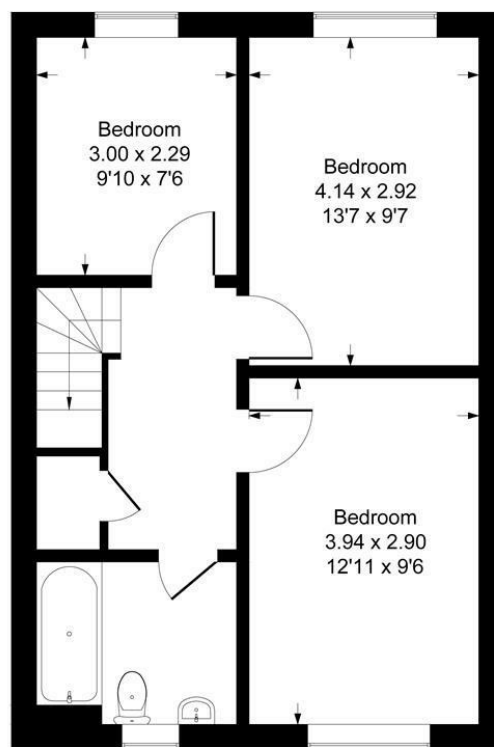
Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

Approximate Gross Internal Area = 88.25 sq m / 950 sq ft



Ground Floor



First Floor

Illustration for identification purpose only, measurements approximate, and not to scale.

