

An immaculately presented village home offering stylish, versatile accommodation, generous open-plan living and four well-proportioned bedrooms, set in the highly regarded Bedfordshire village of Chalton.

The Home

Set within the village of Chalton, this well-presented family home offers bright, practical and flexible accommodation arranged over two floors, with a layout well suited to modern day-to-day living. Stylishly improved by the current owners, the property combines contemporary finishes with comfortable family space, including a superb open-plan sitting and dining room, a sleek fitted kitchen, a useful utility area and the added benefit of both a ground floor bathroom and first floor en suite. The property also benefits from a garage located in a nearby block on Forge Close.

The accommodation begins with an entrance hallway with stairs rising to the first floor and doors leading to the principal ground floor rooms. To the rear, the open-plan sitting and dining room is a particularly appealing space, enjoying an excellent degree of natural light and offering ample room for both relaxed seating and family dining, with doors opening directly onto the garden and creating an easy connection between inside and out.

The kitchen has been attractively fitted in a contemporary style with a range of gloss units, complementary work surfaces and a striking exposed brick-style splashback, creating a room that is both practical and visually impressive. Positioned opposite the kitchen and adjacent to the ground floor bathroom and staircase is a useful utility room, fitted with a work surface, wall cupboards and plumbing for a washing machine and separate tumble dryer, adding valuable everyday convenience.

The ground floor bathroom is well appointed and generously sized, fitted with both a freestanding bath and a separate shower enclosure, giving the property a particularly versatile arrangement for family occupation.

To the first floor, the principal bedroom benefits from its own en suite shower room and offers a comfortable double bedroom retreat. The remaining three bedrooms are all of a good size, providing flexibility for family use, guests, working from home or hobbies as required.

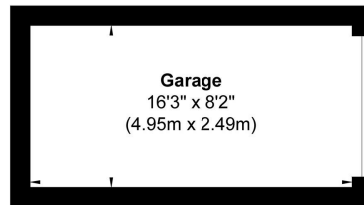
Outside, the rear garden offers space for seating, entertaining and general family use, while the overall setting complements the home's village position.

Altogether, this is a smartly presented and highly adaptable home in a desirable village location, well placed for a wide range of buyers seeking space, practicality and excellent connectivity.

Situation

Positioned within the sought-after village of Chalton, this home enjoys a setting that combines a semi-rural feel with excellent everyday convenience. Nearby Houghton Regis and Linnere offer a range of shopping facilities, cafés and day-to-day amenities, while commuters are particularly well served by swift access to the M1 via Junction 11A, along with convenient links to Junctions 11 and 12. Leagrave railway station is also within easy reach, providing direct rail connections, and London Luton Airport is approximately 7.9 miles away, adding to the appeal for those requiring strong transport links. Families are equally well served, with Chalton Lower School located within the village and a selection of other well-regarded schools nearby.

Approximate Gross Internal Area
Main House = 100.71 sq.m / 1084 sq.ft
Garage = 12.36 sq.m / 133 sq.ft
Total = 113.07 sq.m / 1217 sq.ft



Garage

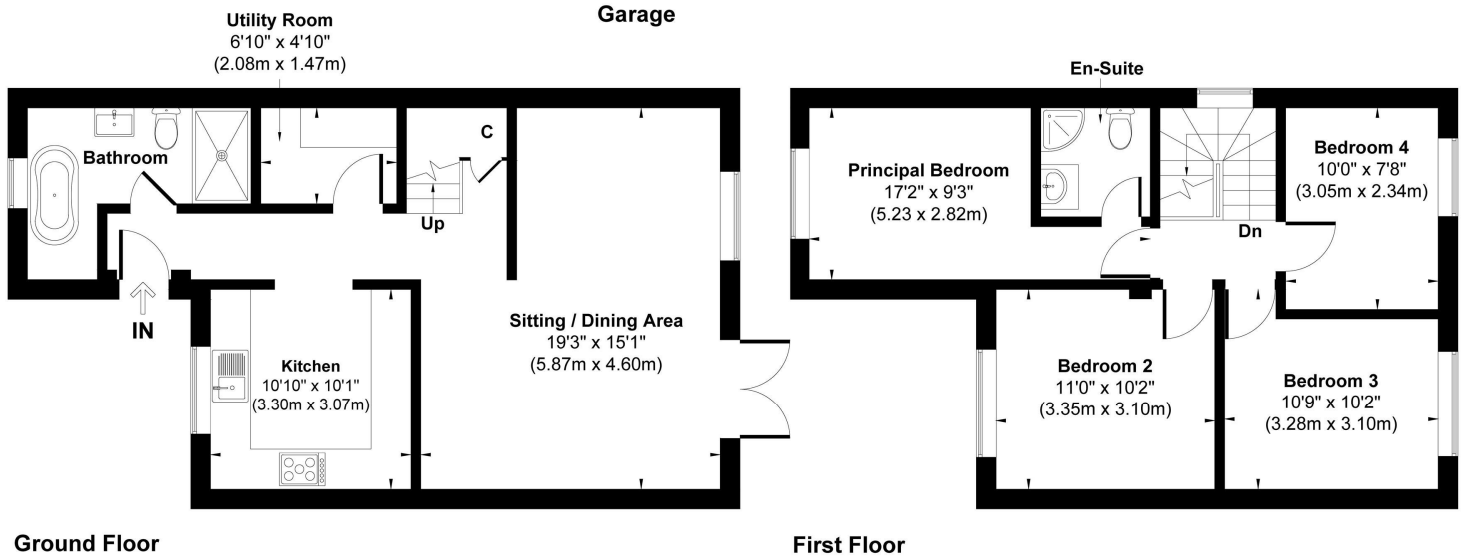


Illustration for identification purpose only, measurements approximate and not to scale.

Council Tax Band: D
EPC Rating: C