

Home For Sale

# 34 Harlequin Lane

📍 Cranfield, MK43 0WR

Taylor&Co are delighted to offer for sale this superb four bedroom detached residence, offering stylish and immaculately presented accommodation finished to an exceptional show home standard throughout.

Call now to arrange a viewing!

**Taylor&Co**  
Land & Property Consultants

01234 391099

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# Introduction

Located at the end of a desirable cul de sac and overlooking attractive open green space, this exceptional four bedroom detached home was built by Linden Homes approximately three years ago and is presented to an impeccable show home standard throughout. Designed with modern family living in mind, the property offers a stylish lounge with feature media wall, a spacious kitchen dining room, separate utility room, home office, and four well proportioned bedrooms, including a principal suite with en suite shower room.

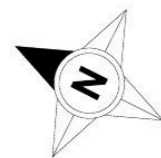
 4 Bedrooms

 2 Bathrooms

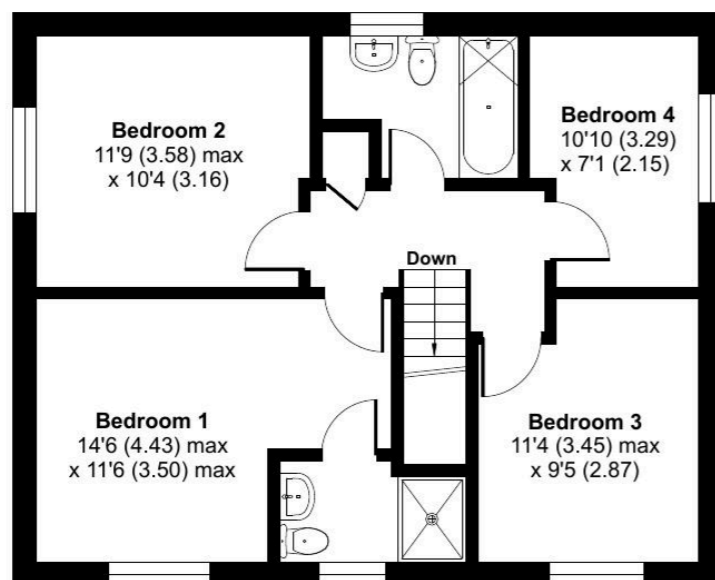
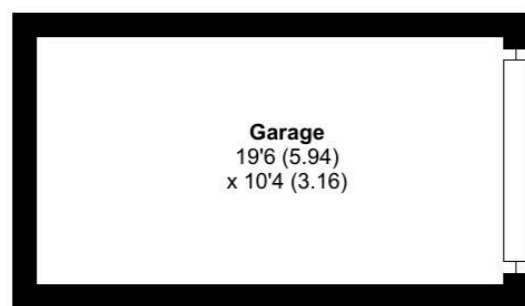


Finished with luxury LVT herringbone flooring to the ground floor and quality carpeting elsewhere, the property combines elegant interiors with practical family living. With approximately seven years remaining on the NHBC warranty and a host of energy efficient features, this outstanding home offers both style and peace of mind in the sought after village of Cranfield.

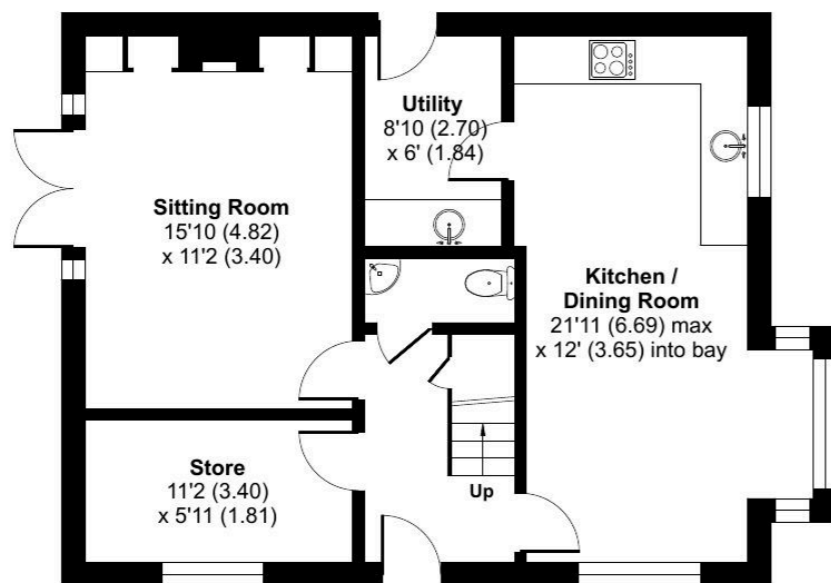




Approximate Area = 1233 sq ft / 114.5 sq m  
Garage = 202 sq ft / 18.7 sq m  
Total = 1435 sq ft / 133.2 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

# Inside the property

To the **ground floor** there is a spacious hallway off which is an office, Cloakroom, Lounge with built in media wall with 65-inch TV and electric fire, it also benefits from panelling which give it the WOW factor. There are also doors leading to the garden.

The Dining room is spacious with a bay window and views over the open green space. The kitchen has built in double oven, induction hob, integrated fridge/ freezer, and dishwasher. The Utility room is located just off the Kitchen and has space and plumbing for washing machine and tumble dryer with a door leading to the driveway.

On the **first floor** there are four bedrooms and a family bathroom the principal bedroom benefits from its own en-shower shower room. There is LTV Herringbone to the ground floor and carpet to the rest of the property

# Outside the property

There is an oversized single garage, driveway and parking for 4 cars. The rear garden is a great entertaining space and has a brick wall to the side, there are two patio areas lighting and **a hot tub which is included.**

There are **CCTV Cameras fitted** for security.

The property is fitted with 12 solar panels and two batteries and an **EV Charger** making it energy efficient.





## Location

Cranfield village has two public houses, a football club, a hairdresser, several take away restaurants, and two small supermarkets, one incorporating a post office. There is also a doctors' surgery, a dental practice and pharmacy, two parks and a multi-use games area. Schooling is available at Cranfield Church of England academy, Holywell middle school, Wootton upper school, and Bedford Harpur Trust schools.

# Important Information

**Tenure :** Freehold

**Council Tax Band :** E

**Estate Fee :** £450 per year

**Viewing :** Strictly by appointment only.

There is 7 years left on the NHBC warranty

**Contact :** Taylor & Co Land and Property Consultants

Sarah Taylor – [sarah@taylorpropertyconsultants.com](mailto:sarah@taylorpropertyconsultants.com)

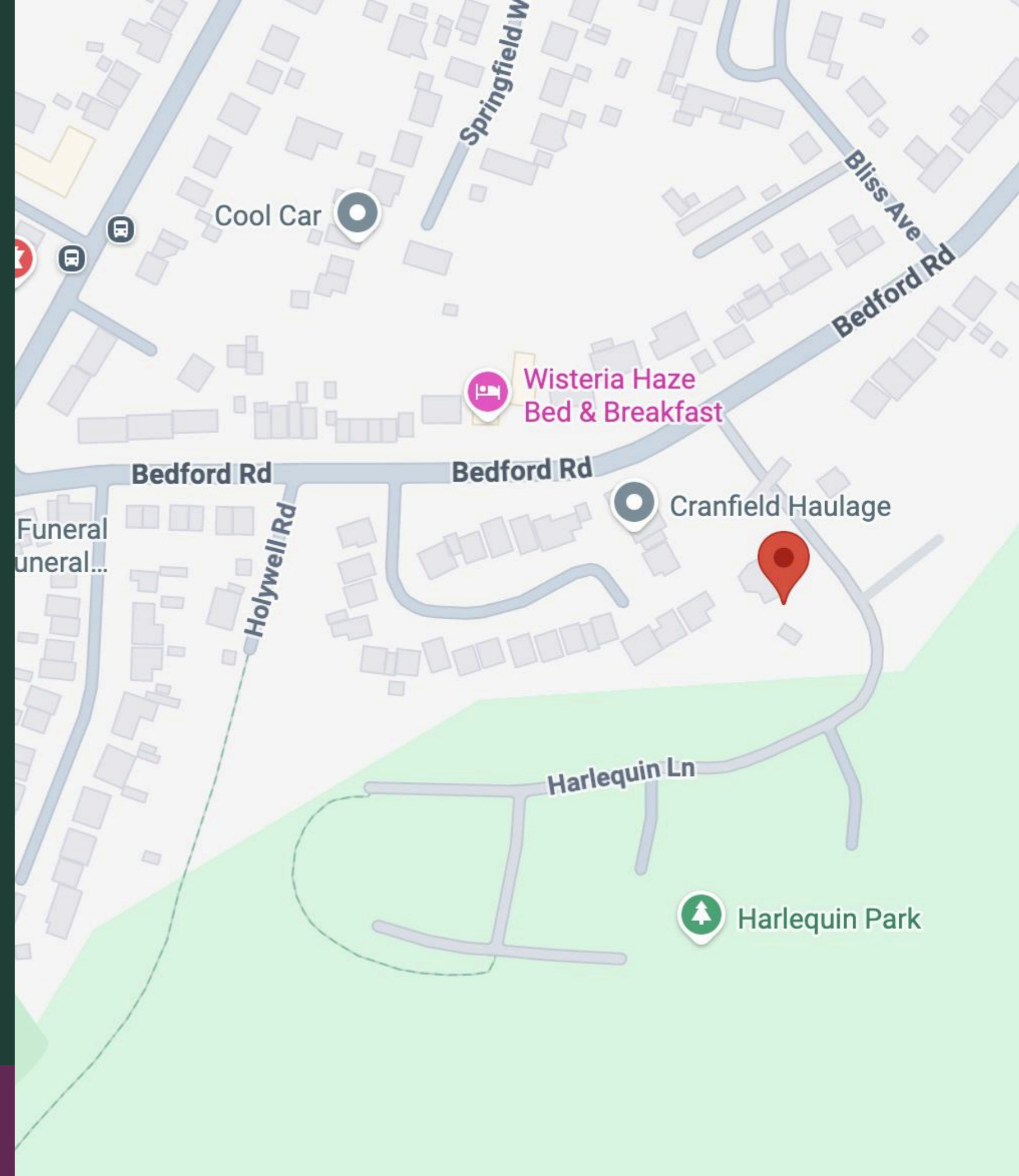
New Homes Manager

## VAT

No VAT will be added to the purchase price

The Agents for themselves and for the Seller give notice that:

All statements contained in these particulars as to the land are made without responsibility on the part of the Agents or their Seller for any error or omission whatsoever. None of the statements contained in these particulars are to be relied on as a statement or representation of the fact or as any part of the contractual description of the property. Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Seller does not make or give, and neither Agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to the property.



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# Get in touch.

We're looking forward to hearing from you!