DG
Property
Consultants
Estd. 2000

Toddington Road, Tebworth, Leighton Buzzard, Bedfordshire LU7 9QD

Asking Price £850,000

This exceptional detached family home is beautifully positioned on the edge of the charming village of Tebworth, enjoying far-reaching views across open fields and countryside. Offering an outstanding blend of space, comfort and practicality, this superb home is perfectly suited for modern family living. Thoughtfully designed and beautifully presented throughout, the property provides generous and versatile accommodation ideal for growing families. Externally, the home continues to impress with ample parking for multiple vehicles and a double-width garage, a rare advantage in such a desirable village setting. Upon entering, you are welcomed by a spacious reception hall leading to a large living room, separate dining room and a fitted kitchen/breakfast room with an adjoining conservatory overlooking the gardens. A separate utility room adds further convenience to everyday living. Upstairs, a striking galleried landing leads to four spacious double bedrooms. Both the principal and second bedroom benefit from stylish en-suite shower rooms, while the family bathroom completes the first-floor accommodation. The mature gardens provide a peaceful and private setting, perfect for relaxing, entertaining or family enjoyment. With parking for up to seven vehicles, stunning countryside views and spacious accommodation throughout, this is a wonderful opportunity to acquire a truly impressive family home in a sought-after village location.

Viewing is highly recommended to fully appreciate everything this beautiful home has to offer.

Call Team DG on 01525 310200 to arrange your viewing.

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Ground Floor Accommodation

Entrance Porch

Composite entrance door with two uPVC double glazed windows to front, single radiator, wood block flooring, cornice style coved ceiling with recessed ceiling spotlights, door to reception entrance hall, door to cloakroom.

Cloakroom

6'0" x 3'6" (1.83m x 1.07m)

uPVC double glazed window to front, refitted with two piece suite comprising, vanity basin, low-level WC, wooden vinyl flooring, dado rail with panelling below, recessed ceiling spotlights.

Reception Entrance Hall

12'6" x 13'1" (3.81m x 3.98m)

Reception entrance hallway which can facilitate a study area, uPVC double glazed window to rear on half landing, double radiator, fitted carpet, dado rail, cornice style coved ceiling, recessed ceiling spotlights, carpeted staircase leading to the first floor galleried landing, doors to kitchen/breakfast room, living room and dining room.

View of Reception Entrance Hall

Living Room

20'4" x 12'10" (6.20m x 3.91m)

uPVC double glazed box bay window to front, two double radiators, fitted carpet, dado rail, two wall lights, cornice style coved ceiling with cornice ceiling beading, feature fireplace with electric fire, uPVC double glazed french double doors to the rear garden.

View of Living Room

Snug / Dining Room
11'9" x 11'7" (3.58m x 3.54m)

uPVC double glazed window to front, single radiator, fitted carpet, dado rail, cornice style coved ceiling.

Kitchen/Breakfast Room
16'10" x 11'7" (5.13m x 3.54m)

Fitted with a matching range of base and wall units with worktop space over and matching breakfast bar, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated dishwasher, space for a fridge/freezer, built-in electric double oven, four ring halogen hob with extractor hood over, built-in microwave, uPVC double glazed window to side, wooden laminate flooring, double doors to conservatory, door to utility room.

View of Kitchen/Breakfast Room

View of Kitchen/Breakfast Room

UPVC Double Glazed Conservatory
13'6" x 10'6" (4.11m x 3.20m)

Half brick and uPVC double glazed construction with uPVC double glazed windows, polycarbonate roof, double radiator, wooden laminate flooring, uPVC double glazed french double doors to the garden.

View of UPVC Double Glazed Conservatory

View of Galleried Landing

Utility Room
6'7" x 7'6" (2.00m x 2.29m)
Built-in cupboards with shelving and hanging space, space for a fridge or freezer, plumbing and space for washing machine, wooden laminate flooring, recessed ceiling spotlights, built-in cupboard housing electricity meter and consumer unit, uPVC double glazed window to side incorporating a uPVC double glazed door to side aspect.

First Floor Accommodation

Galleried Landing
12'6" x 12'6" (3.81m x 3.81m)

Galleried landing overlooking the rear aspect with a uPVC double glazed window to rear aspect, fitted carpet, dado rail, recessed ceiling spotlights, double doors to the airing cupboard, housing hot water tank, doors to all first floor bedrooms and family bathroom.

Bedroom 1
16'6" x 10'11" (5.03m x 3.34m)

uPVC double glazed window to rear, uPVC double glazed box bay window to side, fitted carpet, recessed ceiling spotlights, door to en-suite shower room.

View of Bedroom 1

Principal En-suite Shower Room

Refitted three piece suite comprising, tiled double shower cubicle with power shower over and glass screen, pedestal hand basin, low-level WC, chrome heated towel rail, full height ceramic tiling to all walls, uPVC double glazed to side aspect, ceramic tiled flooring.

Bedroom 2
9'2" x 12'10" (2.79m x 3.92m)

uPVC double glazed window to rear, single radiator, fitted carpet, dado rail, recessed ceiling spotlights, door to en-suite shower room.

View of Bedroom 2

Bedroom 2 En-suite Shower Room

Three piece suite comprising, tiled shower cubicle with power shower, pedestal hand basin, low-level WC, chrome heated towel rail, extractor fan, full height ceramic tiling to all walls, uPVC double glazed window to side aspect, ceramic tiled flooring.

Bedroom 3
10'4" x 11'7" (3.15m x 3.54m)

uPVC double glazed window to front, single radiator, fitted carpet, recessed ceiling spotlights.

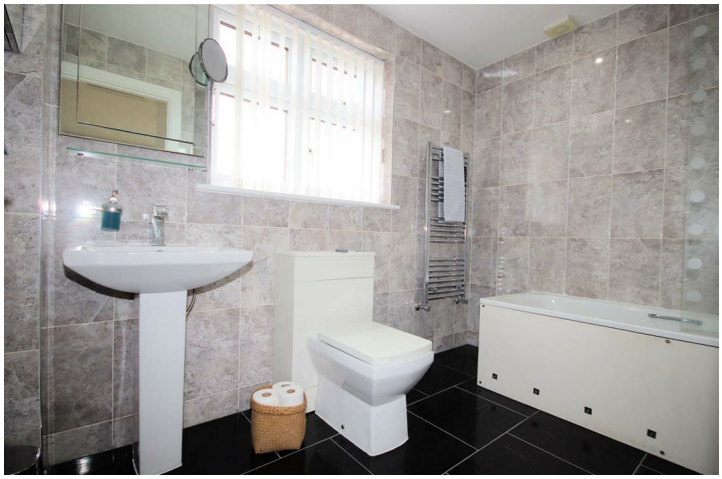
View of Bedroom 3

Bedroom 4
9'6" x 7'6" (2.90m x 2.28m)

uPVC double glazed window to front, single radiator, fitted carpet, recessed ceiling spotlights, doorway to walk-in wardrobe.

Walk-in Wardrobe - Bedroom 4
Walk-in wardrobe, fitted carpet, power points, reccessed ceiling spotlights.

Family Bathroom
7'3" x 9'3" (2.22m x 2.83m)



Three piece suite comprising, panelled bath with electric power shower and hand shower attachment over with a glass screen, pedestal basin and low-level WC, full height ceramic tiling to all walls, chrome heated towel rail, extractor fan, uPVC double glazed window to front, ceramic tiled flooring, recessed ceiling spotlights.

View of Family Bathroom

Outside of the property

Gated Entrance

Double-gated entrance leading to front of the property.

Frontage, Drive & Garden

Double-gated entrance leading to an extensive monoblock driveway, providing off-road parking for seven or more vehicles. Attractive front and side borders featuring mature plants, shrubs, and a conifer hedge. Timber shed. Gated access to the rear garden via both sides of the property.

View of Frontage Drive & Garden

View of Rear Garden

Rear Garden

View of Rear Garden

Generous rear garden featuring a large decking area, lawn, and well-stocked borders.
Gated side access to the front on both sides of the property.
Enjoying a pleasant outlook, backing directly onto open woodland.

View of Rear Garden

View of Rear Garden

Double Width Garage
18'0" x 20' (5.49m x 6.10m)

Detached brick built double garage with power and light connected, window to rear, remote-controlled electric up and over door to the front and a side wooden door.

Council Tax Band
Council Tax Band : F
Charge Per Year : £3397.11

The Property Misdescriptions Act 1991
Property Misdescriptions Act 1991 - Sales & Lettings
Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.
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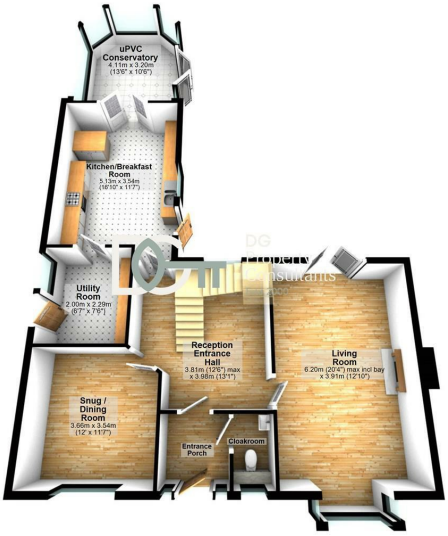
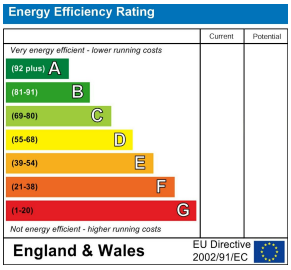
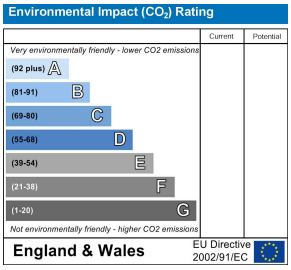
Ground Floor



Total area: approx. 179.3 sq. metres (1929.9 sq. feet)

First Floor





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