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Estd. 2000



Tythe Barn Close, Westoning, Bedfordshire MK45 5JT

Asking Price £510,000

Located in the charming village of Westoning, this beautifully presented detached family home occupies a sought-after position within the popular Tythe Barn Close development, offering spacious and versatile accommodation ideal for modern family living. Originally designed as a four-bedroom home and now reconfigured to provide three generous bedrooms, the property offers flexible living space that could, if required, be converted back to its original layout. Upon entering, you are welcomed by the entrance hall with a stylish refitted cloakroom. The ground floor flows effortlessly into a bright and spacious open-plan lounge/dining room. A substantial brick-built uPVC conservatory overlooks the rear garden, creating an additional reception space to enjoy throughout the year. Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from a beautifully refitted en-suite shower room. A modern family bathroom completes the first-floor accommodation.

Further benefits include double glazing and gas central heating throughout.

Externally, the property enjoys a front garden with a driveway providing ample off-road parking, leading to a double-width garage. The private rear garden offers a peaceful setting for relaxing, entertaining and family enjoyment. Ideally situated within easy reach of local amenities, highly regarded schools and beautiful countryside walks, Westoning is also perfectly placed for commuters, offering convenient access to Junction 12 of the M1 and nearby mainline rail



2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
Toddington 01525 310200
Luton 01582 580500

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Ground Floor Accommodation

Entrance Hall

4'3" x 5'1" (1.30m x 1.55m)



uPVC double glazed entrance door, uPVC double glazed window to front, radiator, fitted carpet, power point(s), built-in storage/cloaks cupboard, doors to cloakroom and lounge/dining room.

Cloakroom

2'10" x 6'3" (0.86m x 1.91m)



UPVC double glazed window to side, recently refitted with two piece suite comprising, vanity wash hand basin in vanity unit with cupboards under, mixer tap and half height ceramic tiling, low-level WC and heated chrome towel rail, ceramic tiled flooring.

Lounge/Dining Room

19'0" x 19'10" (5.79m x 6.04m)



UPVC double glazed window to front, fitted carpet, telephone point(s), TV point(s), double power point(s), feature gas stove fire set in a feature central brick chimney breast, uPVC double glazed patio doors to garden, uPVC double glazed patio doors to the conservatory, door to kitchen, carpeted stairs to first floor landing.

View of Lounge/dining Room



View of Lounge/dining Room



Fitted Kitchen

15'10" x 8'7" (4.83m x 2.61m)



Recently refitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splash backs, integrated dishwasher, space & plumbing for a washing machine, space for upright fridge/freezer, built in ceramic hob with extractor and double fan assisted oven, double radiator, ceramic tiled flooring, double power point(s), uPVC double glazed window to rear, uPVC double glazed door to side.

View of Kitchen



View of Kitchen



uPVC & Brick Conservatory

11'5" x 11'2" (3.49m x 3.40m)



Half brick and uPVC double glazed construction with uPVC double glazed windows all round, double glazed polycarbonate roof, ceiling fan, power and light connected, double radiator, ceramic tiled flooring, uPVC double glazed french doors to the rear garden.

Staircase to 1st Floor

Carpeted stairs to first floor landing, from lounge/dining room.

First Floor Accommodation

Landing

14'6" x 5'9" (4.41m x 1.74m)



UPVC double glazed window to front, fitted carpet, double power point(s), built in airing cupboard housing combination boiler (refitted within the last year), access to loft space, doors to all first floor room.

Bedroom 1

10'6" x 20'9" (3.20m x 6.32m)



Two uPVC double glazed windows to rear, two built-in double wardrobes, two single radiators, fitted carpet, TV point(s), double power point(s), door to en-suite shower room.

View of Bedroom 1



En-suite Shower Room



Recently refitted with three piece suite with comprising, recessed tiled double shower cubicle with overhead rain power shower and hand held shower with glass screen, vanity wash hand basin in vanity unit with cupboards under, mixer tap and tiled

splashbacks, low-level WC and heated chrome towel rail, full height ceramic tiling, uPVC double glazed window to front, ceramic tiled flooring.

Bedroom 2

8'3" x 10'0" (2.51m x 3.05m)



UPVC double glazed window to front, single radiator, fitted carpet, power point(s).

Bedroom 3

10'6" x 7'8" (3.19m x 2.33m)



UPVC double glazed window to rear, built-in double wardrobe(s), single radiator, fitted carpet, double power point(s).

View of Bedroom 3



Family Bathroom

5'3" x 6'0" (1.59m x 1.84m)



Three piece suite with comprising, panelled bath with independent electric shower over, mixer tap and glass screen, pedestal wash hand basin and low-level WC, half height full height ceramic tiling, heated chrome towel rail, UPVC double glazed window to front, vinyl flooring.

View of Family Bathroom



Outside of the property

Front Garden & Double Width Drive



Mono block front frontage along with grave drive to garage with

off road parking for 2 vehicles, Side lawn area, with potential for further parking, side gate allowing access to the rear garden.

Front Side Lawn Area

Front side lawn are next to the double garage is owned by this property.

Potential to create further off road parking if needed.

Rear Garden



Large patio area, laid to lawn, very well stocked borders with mature plants shrubs and trees, side access to the front with access to the double garage.

View of Rear Garden



View of Rear Garden



Double Width Garage

17'11" x 18'0" (5.45m x 5.48m)

Detached brick built double width garage with a remote control electric up and over door to the front, space and plumbing and space for automatic washing machine, stainless steel sink unit with hot and cold water tap, uPVC double glazed side personal door to the rear garden.

Council Tax Band

Council Tax Band : E

Charge Per Year : £2931.95

The Property Misdescriptions Act 1991

Property Misdescriptions Act 1991 - Sales & Lettings

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

Important Notice / Disclaimer

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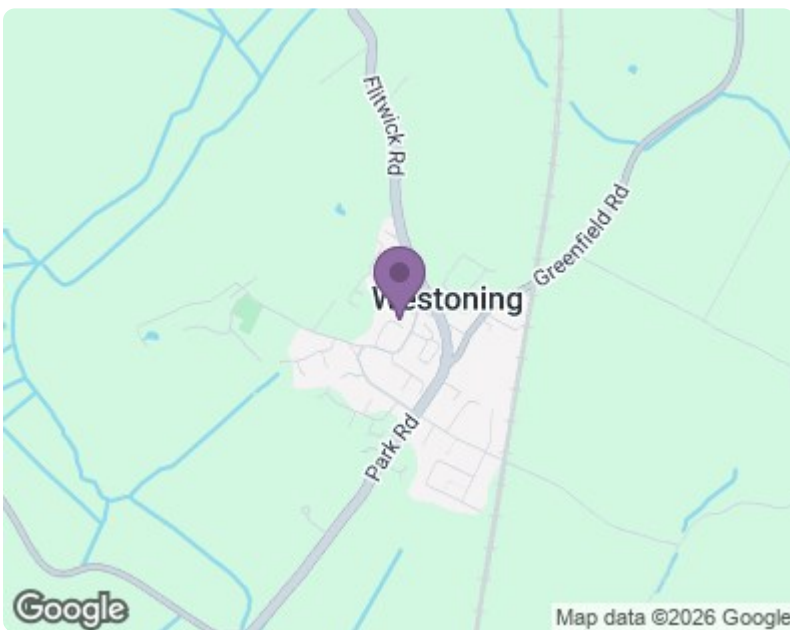
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Total area: approx. 148.0 sq. metres (1592.8 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
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