



**DG**  
Property  
Consultants  
Estd. 2000



## **Meadow Road, Toddington, Bedfordshire LU5 6BB**

### **Asking Price £475,000**

Situated in the charming village of Toddington located on the sought after Meadow Road, this superbly extended four-bedroom semi-detached home, offers an excellent blend of space, comfort for modern living. Ideally positioned within walking distance of local amenities, village shops and highly regarded schools, the property also benefits from excellent transport links, including mainline train links and easy access to the M1, perfect for commuters seeking both convenience and a village lifestyle.

The accommodation is both generous and versatile. The ground floor comprises an entrance porch leading into a spacious front living room, alongside a fitted kitchen/dining room forming the heart of the home, ideal for everyday living. Additional ground floor space includes a study and a further reception room which can be used as a fourth bedroom or home office, along with a convenient downstairs cloakroom. Upstairs, the first floor offers three well-proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A family bathroom completes the accommodation.

Externally, the property boasts a private rear garden, providing an excellent space for outdoor activities. To the front, there is off-road parking for up to three vehicles. Further benefits include double glazing and gas central heating throughout. This is a fantastic opportunity to secure a spacious and versatile family home in one of the area's most sought-after village locations.

Call Team DG on 01525 310200 to arrange your viewing today.



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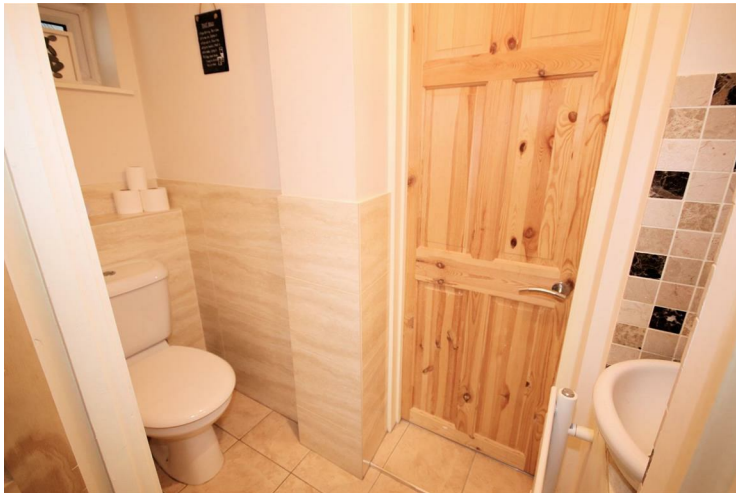
## Ground Floor Accommodation

### Entrance Porch



Composite entrance door with two uPVC double glazed windows either side to the front, uPVC double glazed window to side, double radiator, ceramic tiled flooring, double power point(s), door to living room.

### Cloakroom



Two piece suite comprising; wash hand basin and low-level WC, half height ceramic tiling to all walls, heated towel rail, ceramic tiled flooring, UPVC glazed internal window to front aspect.

### Living Room

13'0" x 17'2" (3.97m x 5.24m)



UPVC glazed bow bay window to front, double radiators, fitted carpet flooring, telephone point(s), TV point(s), double power point(s), wall mounted fire, carpeted stairs to first floor landing, to archway opening through to the kitchen/dining room kitchen, archway leading to the study, door to cloakroom, understairs storage cupboard.

### View of Living Room



### View of Living Room



## Kitchen/Dining Room

11'0" x 25'0" (3.36m x 7.63m)



## View of Kitchen/Dining Room



Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap with tiled splashbacks, integrated dishwasher, plumbing and space for a automatic washing machine, space for under counter fridge and freezer, built-in eye level electric fan assisted oven, four ring electric ceramic hob with extractor hood over, integral microwave, two double radiators, feature upright radiator, fitted carpet to dining area and ceramic tiled flooring to the kitchen area, double power point(s), coved ceiling with recessed ceiling spotlights, wall mounted gas boiler (replaced 3 years ago) serving heating system and domestic hot water, uPVC double glazed french double doors to garden with two uPVC double glazed windows either side, uPVC double glazed to rear from kitchen area, uPVC double glazed door to the garden with uPVC double glazed to rear.

## View of Kitchen/Dining Room



## View of Kitchen/Dining Room



## View of Kitchen/Dining Room



**Study**

9'6" x 7'6" (2.90m x 2.29m)



Double radiator, fitted carpet, double power point(s), archway opening from the living room, door to ground floor bedroom 4.

**Ground Floor Bedroom 4**

14'0" x 7'6" (4.27m x 2.29m)



UPVC double glazed window to front, double radiator, fitted carpet, TV point, double power point(s), door to downstairs cloakroom.

**First Floor Accommodation**

**Landing**

UPVC double glazed window to side, fitted carpet, access to loft space, doors to all main rooms.

**Bedroom 1**

14'0" x 11'6" (4.27m x 3.51m)



UPVC double glazed window to front, built-in double wardrobe(s) with full-length mirrored sliding doors, two double radiators, fitted carpet, telephone point(s), ceiling spotlights, built in storage cupboard, door to en-suite.

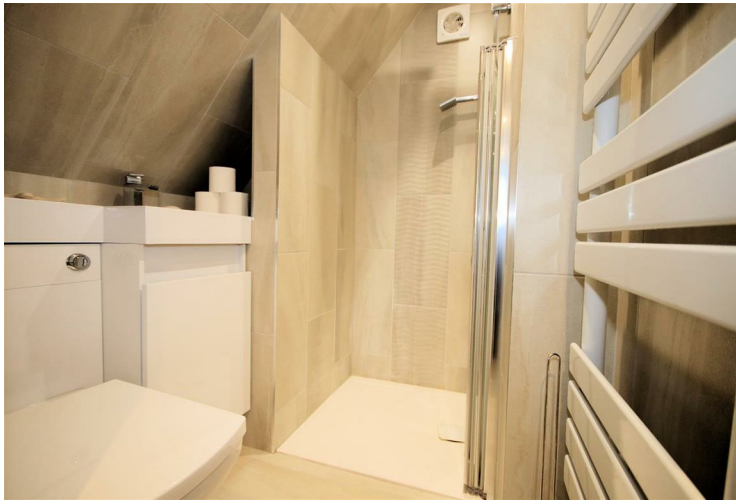
**View of Bedroom 1**



**View of Bedroom 1**



### En-suite Shower Room



Refitted three piece suite with comprising, tiled shower cubicle with overhead power shower and hand held along with glass screen, vanity wash hand basin in vanity unit with cupboards under, low-level WC, heated towel rail, extractor fan tiled splashbacks full height ceramic tiling to all walls, ceramic tiled flooring, recessed ceiling spotlights.

### Bedroom 2

13'0" x 10'0" (3.97m x 3.05m)



UPVC double glazed window to front, two sets of built in wardrobes, double radiator, fitted carpet, double power point(s),

### Bedroom 3

11'0" x 10'0" (3.36m x 3.05m)



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

### View of Bedroom 3



### Family Bathroom



Refitted three piece suite with comprising, corner bath with power shower and glass screen, vanity wash hand basin in vanity unit with cupboards under and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC double glazed window to rear, ceramic tiled flooring.

**View of Family Bathroom**



**View of Rear Garden**



**Outside of the property**

**Front Garden & Drive**



Front mono block drive, offering off road parking for 3 vehicles.

**Rear Garden**



Enclosed by timber fencing, patio area, laid to lawn, large garden shed.

**Agents Notes**

The property has an alarm system, cctv and the boiler was changed 3 years ago.

**Council Tax Band**

Council Tax Band : E

Charge Per Year : £2733.56

**The Property Misdescriptions Act 1991**

Property Misdescriptions Act 1991 - Sales & Lettings

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

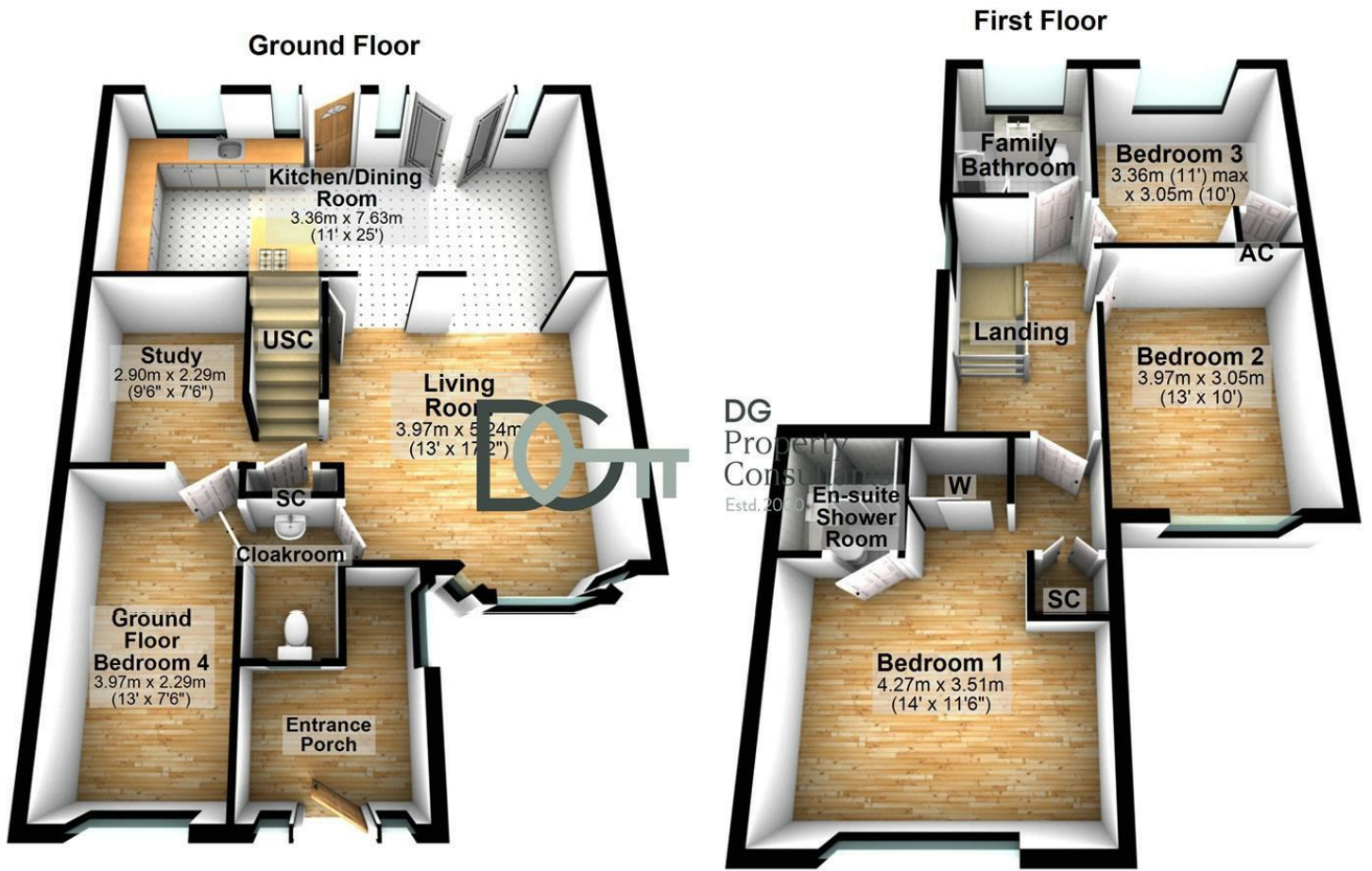
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Total area: approx. 128.0 sq. metres (1377.6 sq. feet)



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
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