



DG
Property
Consultants
Estd. 2000



Alma Farm Road, Toddington, Bedfordshire LU5 6BG

Asking Price £675,000

DG Property Consultants are delighted to offer for sale this spacious four-bedroom detached family home, pleasantly positioned on the sought-after Alma Farm development within the popular village of Toddington. Offering generous and well-balanced accommodation, the property is ideally suited to modern family living. The ground floor comprises an entrance porch and hall, spacious living room with adjoining conservatory, separate dining room, fitted kitchen/breakfast room, utility room and a convenient cloakroom/WC.

Upstairs are four generously sized double bedrooms, with the principal benefiting from an en-suite bathroom with shower, together with a stylishly refitted family bathroom.

Externally, the property enjoys attractive mature gardens providing an excellent setting for relaxing and entertaining. A generous driveway provides ample off-road parking for several vehicles and leads to a double-width garage.

Ideally situated for enjoying everything Toddington has to offer, the property is within easy reach of village amenities, highly regarded local schools, surrounding countryside and excellent commuter links via the M1 and nearby mainline rail services.

Early viewing is highly recommended to fully appreciate the space, location and excellent family accommodation this superb home has to offer.

Call Team DG on 01525 310200 to arrange your viewing.



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Ground Floor Accommodation

Porch

6'6" x 6'1" (1.98m x 1.85m)

Hardwood entrance door with windows either side, fitted carpet, doors to study, entrance hall & access to double garage.

Entrance Hall



UPVC double glazed window to front, single radiator, fitted carpet, double power point(s), carpeted stairs to first floor landing, doors to living room, dining room, kitchen/breakfast room and cloakroom.

Cloakroom

4'6" x 4'6" (1.37m x 1.37m)



Two piece suite comprising, vanity wash hand basin in vanity unit with cupboards under, ceramic to all walls, low-level WC, fitted carpet UPVC double glazed window to the side..

Living Room

22'2" x 12'6" (6.76m x 3.81m)



UPVC double glazed box bay window to front, fireplace, two double radiators, fitted carpet, telephone point(s), TV point(s), double power point(s), coved ceiling, gas fire set in feature surround, double glazed patio doors to conservatory.

View of Living Room



Brick & UPVC Conservatory

14'6" x 12'0" (4.41m x 3.65m)



Half brick and uPVC double glazed construction with double glazed polycarbonate roof, ceiling fan and power and lights connected, uPVC double glazed windows to rear and sides, two

double radiators, ceramic tiled flooring, uPVC double glazed french double doors to garden.

Dining Room

13'6" x 10'6" (4.12m x 3.20m)



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

View of Dining Room



Study

6'6" x 11'10" (1.98m x 3.61m)

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

Kitchen/Breakfast Room

13'6" x 12'0" (4.12m x 3.66m)



Fitted with a matching base and eye level units with worktop space over, matching breakfast bar, 1+1/2 bowl polycarbonate sink unit with single drainer, mixer tap and tiled splashbacks, built-in integrated dishwasher, space for double fridge/freezer, range cooker with extractor hood over, uPVC double glazed window to rear, single radiator, vinyl flooring, double power point(s), archway opening utility room.

View of Kitchen/Breakfast Room



View of Kitchen/Breakfast Room



Utility Room

9'6" x 8'10" (2.90m x 2.68m)



Fitted with a matching range of base units, stainless steel sink unit with single drainer, plumbing and space for automatic washing machine, space for a tumble dryer, uPVC double glazed window to side, vinyl flooring, double power point(s), uPVC double glazed door to garden.

First Floor Accommodation

Landing



UPVC double glazed window to front, fitted carpet, double power point(s), double door to the airing cupboard, doors to all first floor rooms.

Bedroom 1

13'8" x 11'0" (4.17m x 3.35m)



UPVC double glazed window to rear, fitted built-in double wardrobe(s), dressing table, single radiator, fitted carpet, double power point(s), door to en-suite shower room.

View of Bedroom 1



En-suite Bathroom



Three piece suite with comprising, panelled bath with shower over, vanity wash hand basin in vanity unit with cupboards under, low-level WC, tiled surround, heated towel rail, uPVC double glazed window to side, vinyl flooring.

Bedroom 2

13'4" x 13'11" (4.07m x 4.23m)



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

View of Bedroom 2



Bedroom 3

9'9" x 10'6" (2.97m x 3.21m)



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

Bedroom 4

10'10" x 8'9" (3.30m x 2.66m)



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

Family Bathroom



Three piece suite with comprising, panelled bath with shower over and folding glass screen, pedestal wash hand basin and low-level, full height ceramic tiling, heated towel rail, uPVC double glazed window to front, vinyl flooring, door.

Outside of the property

Front Garden & Drive



Front drive with ample off road parking, front and side lawns, stockpiled borders with mature shrubs and plants.

Rear Garden



Enclosed rear garden, laid to lawn with mature shrubs and plants, side access to the front.
Rear garden backing onto farmland.

View of Rear Garden



View of Rear Garden



View of Rear Garden



Double Width Garage

16'6" x 17'2" (5.02m x 5.24m)

Double width garage with power and lighting connected, central heating boiler, personal door to entrance porch, remote-controlled up and over door.

Agents Notes

Solar panels installed.

Council Tax Band

Council Tax Band : F

Charge Per Year : £3,397.11

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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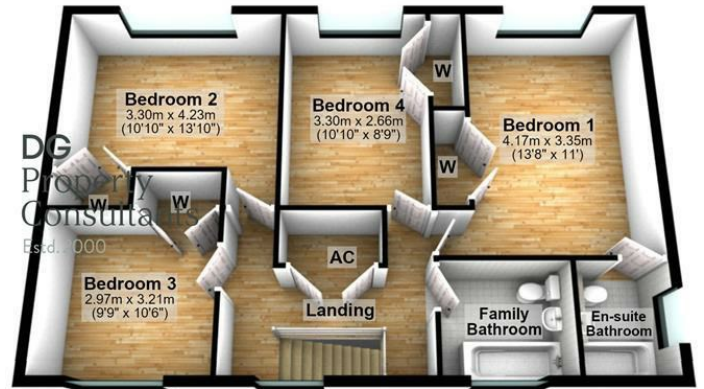
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Ground Floor



First Floor



Total area: approx. 203.8 sq. metres (2193.6 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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