



## Broadmead House, Broadmead Road, Stewartby

£475,000

**This superb home is tucked away so well you'll be hard pressed to find it yet it is within the conservation area of the 'Garden Village' of Stewartby.**

Within a short stroll are the main amenities and the railway station linking to Bedford serving St Pancras is within walking distance.

This **VERY SPACIOUS** home enjoys a private plot that is just under **1/4 of an acre** and comes with an extensive driveway and a **double garage**.

Well presented throughout, there is a living room, separate dining room and large family room. A keen cook will love the kitchen/breakfast room and there is a separate utility room and cloakroom too.

Upstairs is the main bedroom with an ensuite shower room, three further bedrooms and the family bathroom.

**If you are looking for something really special, giving plenty of room inside and out then you couldn't fail but to be impressed with Broadmead House.**

**Give the team at Local Agent Network a call on 01525 876600 to book your appointment to view.**

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## General

The 'front' of the house is now infact the 'rear' - it will all make sense when you take a look!

The **Entrance Hall** welcomes you into this home and has the staircase up to the first floor. Leading off is the **Cloakroom** fitted with a WC and wash basin. Deep storage cupboard with the Megaflow hot water system.

The **Living Room** faces to the front and has a deep walk in bay window looking out to the main garden. A further feature is the open fire with a wooden surround, cast iron and tiled insert.

Next to this is the separate **Dining Room** that is generously sized with a door and window and a fireplace with 2 arched recess to either side.

The **Kitchen/breakfast room** will really appeal to a keen cook - there is an extensive range of 'in frame' cabinets with solid wooden work tops that then extend to provide an peninsular breakfast bar. Integrated appliances include a dishwasher and fridge. There is a range styled oven with a stainless steel back plate and an extractor fan above. Leading off the kitchen is a lobby and then you can walk into the **Utility Room**. Here there are storage cupboards with a work top and sink. Plumbing for a washing machine and space for a tumble drier and further white goods.

If you needs even more space then take a look at the **Family Room** - this generously sized room is perfect to relax and enjoy looking out to the garden. Tucked into one of the corners is a 'log burner styled' stove run by LPG. Additional there is underfloor heating beneath the ceramic tiled floor.

Up on the **First Floor Landing**, doors lead off to:

**Bedroom One** with a dual aspect and a private **Ensuite** which is fitted with a tiled shower, wash basin and WC.

**Bedroom Two** is also dual aspect.

**Bedroom Three & Four** both have fitted wardrobes and face out to the main garden.

The **Family Bathroom** has a four piece suit with a spa corner bath, WC, vanity wash basin a tucked into a recess the large walk in shower.

## Externally

Just after the roundabout in Broadmead Road look for a small lane - this leads up to Broadmead House. There you will see tall wooden green painted double gates which are electric (and a separate personal garden gate). These are the gates leading into the property. The enclosed and predominantly walled plot extends to just under a 1/4 of an acre. It's hard not to be impressed with the gardens and feeling of space. The extensive gravelled driveway gives ample space to park and leads to the detached DOUBLE GARAGE with electric twin up and over doors. The garage measures 23'0" x 19'8" and has power and light connected. To the side is a paved patio and leading round the house is a further lawned garden with 2 brick storage barns. We love the little veranda area - a perfect place to escape the weather yet still enjoy being outside.

## Rooms & Dimensions

Entrance Hall

Cloakroom

Living Room 19'3" x 15'10"

Dining Room 13'9" x 11'8"

Family Room 24'4" x 13'10"

Kitchen/breakfast Room 15'6" x 12'0"

Lobby

Utility Room 9'6" x 8'5"

Landing

Master Bedroom 13'10" x 11'10"

Ensuite Shower Room

Bedroom Two 12'9" x 12'0"

Bedroom Three 11'9" x 9'0"

Bedroom Four 11'9" x 8'5"

Bathroom



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**Ground Floor**



**First Floor**



This plan is included as a service to our customers and is intended as a **BASIC GUIDE TO LAYOUT** only.  
Dimensions are approximate.

**DO NOT SCALE.**



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