





**£530,000**

Located on this popular modern housing development in Woburn Sands is an extended five-bedroom end terrace family home. The property is split over three floors. The ground floor offers a downstairs cloakroom, refitted kitchen/diner with integrated appliances and quartz worktops open to the extension offering a living area with underfloor heating and bi-fold doors to the rear garden. The first floor accommodates a lounge, two bedrooms and en-suite/family shower room. On the second floor you have a family bathroom and three bedrooms including the main with en-suite bathroom. Further benefits include a garage with driveway.

# Property Description

## ENTRANCE

Double glazed door to entrance hall.

## ENTRANCE HALL

Stairs to first floor, radiator, door to open plan kitchen/lounge/dining room.

## CLOAKROOM

Low level w.c., radiator, part tiled walls, wash hand basin, extractor fan.

## KITCHEN/LOUNGE/DINING ROOM

Double glazed sash window to front aspect, double glazed bi-folding door to garden, double glazed roof lantern, door to side aspect. Fitted with a range of wall mounted and floor standing units with quartz work surface and upstand/splash back, integrated Neff double oven with slide and hide, integrated Neff hob with self extractor, integrated wine cooler and Neff dishwasher, wall mounted boiler, inset one and a half stainless steel sink with mixer tap and quartz drainer, two radiators, Karndean flooring, underfloor electric heating in extended living area.

## LANDING

Double glazed sash window to rear aspect. Storage cupboard, doors to bedrooms two and five, door to shower room/en-suite, door to lounge, stairs to second floor landing.

## LOUNGE

Double glazed sash windows to front and rear aspects. Two radiators.

## BEDROOM TWO

Double glazed sash window to front. Built in wardrobe, radiator, door to shower room.

## SHOWER ROOM

Frosted double glazed sash window to front. Part tiled walls, shower cubicle, low level w.c., wash hand basin, radiator, door to bedroom two and landing.

## BEDROOM FIVE

Double glazed window to rear aspect. Radiator, built in wardrobe.

## SECOND FLOOR LANDING

Two double glazed sash windows to rear aspect. Access to loft space, radiator, doors to bedrooms one, three, four and bathroom.

## BEDROOM ONE

Double glazed sash window to rear aspect. Radiator, door to en-suite.

## EN-SUITE

Frosted double glazed sash window to front. Radiator, low level w.c., wash hand basin, panelled bath with shower attachment over mixer tap.

## BEDROOM THREE

Double glazed sash window to front aspect. Radiator.

## BEDROOM FOUR

Double glazed sash window to rear. Radiator.

## BATHROOM

Frosted double glazed sash window to front aspect. Wash hand basin, low level w.c., panelled bath with shower attachment mixer tap, part tiled walls, radiator.

## OUTSIDE

## GARAGE

Single garage with up and over door, power and light.

## FRONT GARDEN

Block paved path to front door, stone border.

## REAR GARDEN

Laid to lawn with patio area, courtesy door to garage, gravel border, enclosed by timber fencing panels, outside tap and light, plant border.

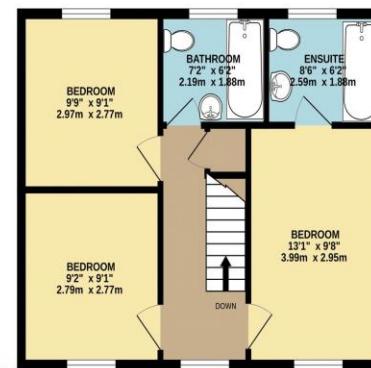
GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.

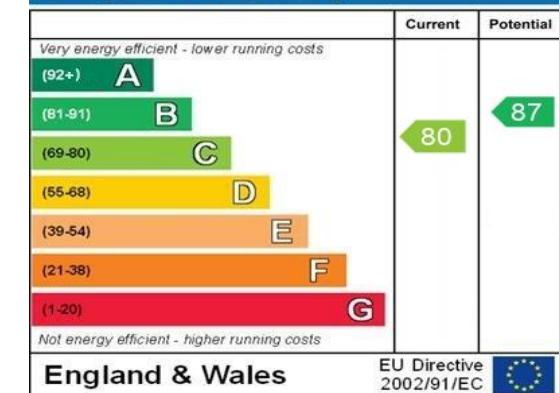


2ND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



**Anthony**

### Energy Efficiency Rating



TOTAL FLOOR AREA: 1414 sq.ft. (131.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents