





£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.

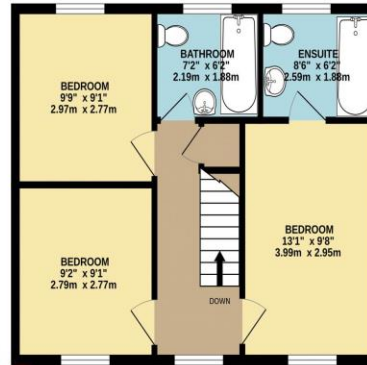
GROUND FLOOR
461 sq.ft. (42.9 sq.m.) approx.



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

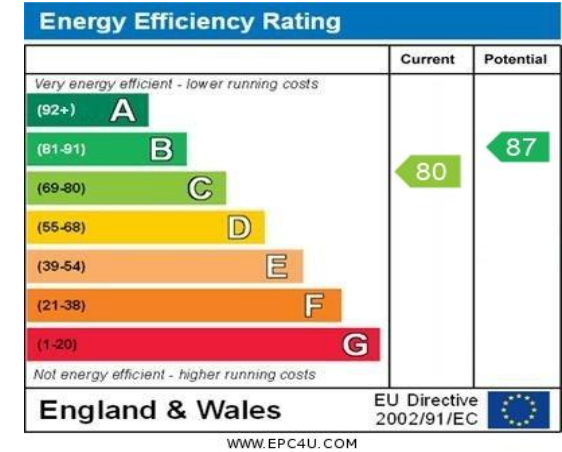


2ND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



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.
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