



MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - £340,000

Church Road, Pulloxhill, Bedfordshire, MK45 5HE



KEY FEATURES:

- EXCEPTIONAL SEMI DETACHED FAMILY HOME • EXTENDED TO THE REAR • MODERNISED & UPGRADED THROUGHOUT • DECORATED TO A CONTEMPORARY THEME • 'HUB OF THE HOME' KITCHEN/FAMILY ROOM • DRIVE PROVIDING AMPLE OFF ROAD PARKING • GARAGE/WORKSHOP TO THE REAR • REPLACEMENT ROOF, FASCIAS & SOFFITS

Description

MANTONS ESTATE AGENTS are pleased to offer for sale this very impressive three bedroom extended semi detached family home located in the sought after village of Pulloxhill.

Having been tastefully refurbished & modernised over recent years this immaculate home is one not to miss. The pitched roof rear extension blends seamlessly into the original part of the property transforming the ground floor living space providing a 'Wow factor' stunning 'Hub of the home' kitchen/family room.

Replacement combination boiler, new roof, fascias & soffits, replacement fuse board & a stylish bathroom suite are just a few of the attributes on offer. Decorated to a contemporary theme throughout with smooth ceilings, an internal viewing is a must to fully appreciate.

In brief the property comprises; Entrance hall with stairs rising to the first floor, spacious lounge with feature working fire, stunning 21ft kitchen/family room with 'French' doors leading to the rear garden & under floor heating. To the first floor is a refitted bathroom suite, landing with access to a part boarded loft (ladder access) & three generous size bedrooms.

Further benefits include; Double glazed windows and doors, paved driveway providing ample off road parking, generous size garage with workshop to rear, North/West facing rear garden with paved patio, feature garden pond & a summerhouse.

An internal viewing is a must to fully appreciate the attributes this property has to offer. For more information or to arrange a viewing contact Mantons Estate Agents.

Church Road is located in the popular village of Pulloxhill, a quaint village linked with neighbouring villages; Flitton, Wardhedges & Greenfield. This particular property is positioned along a quiet stretch of the road on a generous size plot in a secluded position. Pulloxhill is surrounded with beautiful countryside whilst being within 2.5 miles of Flitwick Thames Link train station. M1 junction 12 & A6 are both within easy reach providing excellent commuter links. Pulloxhill Lower, Arnold Middle & Harlington Upper are the school catchments.

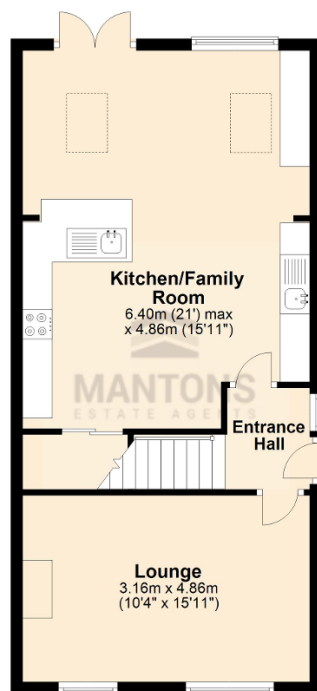
Additional Information

EPC Rating - C. Council Tax Band - D. 965 sqft (Approx).



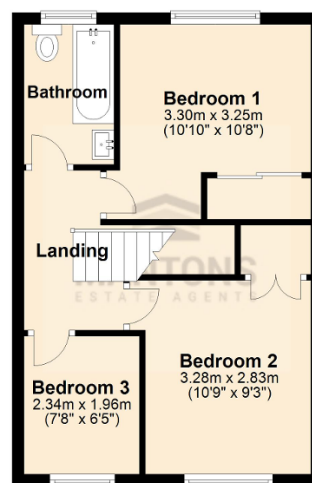
Ground Floor

Approx. 52.0 sq. metres (559.3 sq. feet)



First Floor

Approx. 37.7 sq. metres (406.1 sq. feet)



Total area: approx. 89.7 sq. metres (965.4 sq. feet)