



# MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - £415,000

St James Close, Pulloxhill, Bedfordshire, MK45 5HF



## KEY FEATURES:

- IMMACULATE SEMI DETACHED HOME • CUL DE SAC LOCATION IN PULLOXHILL • EXTENDED TO THE REAR • AMPLE POTENTIAL TO EXTEND FURTHER (STP) • GARAGE (NEW ROOF) & DRIVEWAY • THREE WELL PROPORTIONED BEDROOMS • FAMILY BATHROOM & CLOAKROOM • 19FT LIVING ROOM & 17FT DINING ROOM

## Description

MANTONS ESTATE AGENTS proudly present this immaculate three bedroom extended semi-detached home, perfectly situated at the end of a tranquil cul-de-sac in the sought-after village of Pulloxhill. This property boasts a tasteful rear extension, seamlessly integrating additional space into the dining room & kitchen, along with the convenience of a cloakroom. With ample potential for further expansion, whether extending to the side or into the loft space (stp), this home offers versatility & opportunity.

Comprising an inviting entrance hall leading to a spacious living room adorned with a charming feature fireplace, a generously sized dining room extending 17ft with patio doors opening onto the patio in the rear garden, a well-appointed fitted kitchen, and a convenient cloakroom, the ground floor exudes both comfort & functionality. Ascending to the first floor, you'll find a fitted bathroom suite & three well-proportioned bedrooms, master bedroom featuring a walk-in wardrobe.

Additional features include double glazed windows & doors, gas central heating provided by a recently replaced boiler, a block-paved driveway offering ample off-road parking leading to a larger-than-average single garage which has a newly installed roof & insulated, a replacement fuse board ensuring modern safety standards, easy access to a spacious loft via a loft ladder, and meticulously maintained gardens to the front & rear, complete with a paved patio area for outdoor enjoyment.

For further details or to arrange a viewing, please don't hesitate to contact Mantons Estate Agents.

St. James Close is a charming small close nestled in the sought-after village of Pulloxhill, known for its picturesque surroundings & close-knit community. This particular property is set at the foot of the cul de sac enjoying a generous size plot with ample potential for expansion (stp). The village is intricately connected with its neighbouring villages, including Flitton, Wardhedges, and Greenfield, enhancing its sense of community & offering diverse amenities.

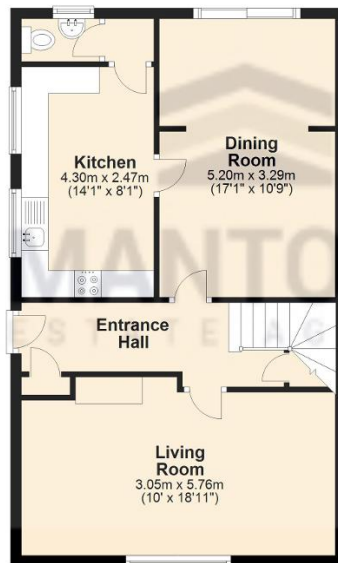
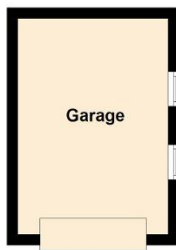
Pulloxhill is surrounded by stunning countryside, providing residents with a peaceful & idyllic setting, while still being conveniently located within 2.5 miles of Flitwick ThamesLink train station. Moreover, quick access to M1 junction 12 & the A6 ensures excellent commuter links. Pulloxhill benefit from being within the catchment areas of reputable schools such as Pulloxhill Lower, Arnold Middle, and Harlington Upper, ensuring quality education opportunities for children.

## Additional Information



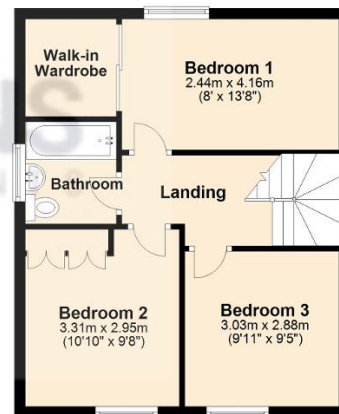
### Ground Floor

Approx. 58.4 sq. metres (628.8 sq. feet)



### First Floor

Approx. 43.3 sq. metres (465.7 sq. feet)



Total area: approx. 101.7 sq. metres (1094.5 sq. feet)