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ESTATE AGENTS

4 Bedroom Detached for Sale - £550,000

Angelica Grove, Houghton Conquest, Bedfordshire, MK45 3FT



KEY FEATURES:

- STUNNING DETACHED FAMILY HOME • FOUR WELL PROPORTIONED BEDROOMS • DOUBLE GARAGE & AMPLE OFF ROAD PARKING • OPEN PLAN KITCHEN/DINING/FAMILY ROOM • EN SUITE TO MASTER BEDROOM • DECORATED TO A CONTEMPORARY THEME • CLOAKROOM & UTILITY ROOM • 18FT LIVING ROOM & STUDY

Description

Mantons Estate Agents is thrilled to present this stunning, impeccably maintained four bedroom detached family home, situated on a desirable corner plot. Offering approximately 1,439 sqft of thoughtfully designed living space, this property is perfectly suited for modern family living.

Built in 2016 by Morris Homes with meticulous attention to detail, the home showcases upgraded fixtures & fittings, contemporary décor, smooth ceilings & an impressive 28ft kitchen/dining/family room.

The ground floor features an inviting entrance hall that leads to a cloakroom & a study. The spacious 18ft living room, with its charming feature fireplace, flows seamlessly into the kitchen/dining/family room through double doors. The kitchen is fitted with Granite worktops, soft-close units & an integrated dishwasher, while a utility room provides additional functionality. Patio doors from the kitchen open to the rear garden, creating a bright and versatile space for entertaining and family activities.

Upstairs, the home offers a well-appointed family bathroom & four generously sized bedrooms. The master bedroom includes an en suite shower room & fitted wardrobes, offering both style and convenience. Bedroom three features a Juliet balcony with views over the surrounding open space, while bedrooms two & four also include fitted wardrobes, ensuring ample storage throughout.

Additional highlights of the property include double glazed windows & doors, gas central heating & a double driveway leading to a double garage.

For more information or to arrange a viewing, contact Mantons Estate Agents today.

Angelica Grove is located in a newly developed neighborhood on the outskirts of Houghton Conquest. This property enjoys a prime position at the end of the close, offering views of a designated open space to the side.

Situated along the B530 corridor, the area provides excellent connectivity, lying just 4 miles between Bedford & Ampthill.

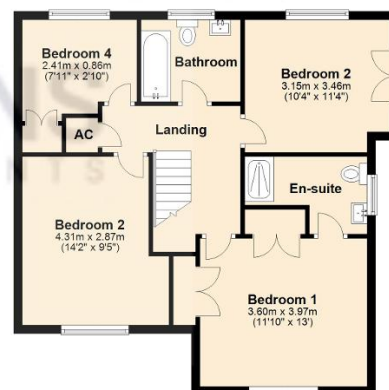
The community is continually growing, with ongoing developments enhancing the area. Notably, work has begun on the Wixams train station, which will be just a ten-minute walk from the property upon completion. Existing amenities include a Co-op supermarket for convenient shopping. Lower and Middle schools for families, a peaceful lake for tranquil moments & several



Ground Floor
Approx. 66.3 sq. metres (713.8 sq. feet)



First Floor
Approx. 67.5 sq. metres (726.1 sq. feet)



Total area: approx. 133.8 sq. metres (1439.9 sq. feet)