



# Property Consultants

Linking people to properties



**High Street, Pulloxhill, Bedfordshire MK45 5HB**

**Asking Price £549,995**

\*dg Property Consultants\* A substantial detached residence in excellent condition throughout and located in the idyllic Mid Bedfordshire village of Pulloxhill. Accommodation comprising: Entrance hall, large living room, separate dining room, Upvc conservatory, study, luxury fitted kitchen/breakfast room with integral appliances, utility room, cloakroom, 4 large bedrooms, en-suite bathroom to master plus re-fitted family bathroom. Front & rear gardens, ample off rd pkg and single garage. Offered with no upper chain.

**dg Property Consultants - Residential Sale - Lettings & Management**

5e Riddy Lane, Luton, Bedfordshire, LU3 2AD.

**Sales:** T: 01582 580500 E: sales@dgpropertyconsultants.co.uk W: dgpropertyconsultants.co.uk

**Letting:** T: 01582 592700 E: lettings@dgpropertyconsultants.co.uk W: dgpropertyconsultants.co.uk



## Ground Floor

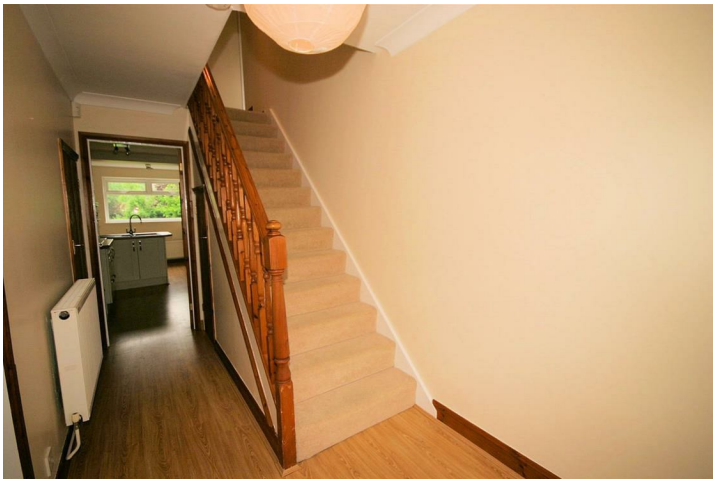
### Storm Porch

### Entrance Hall



Eurocell composite entrance door, replacement PVCu double glazed window to front, double radiator, wooden laminate flooring, double power point(s), coved ceiling, built-in under-stairs storage cupboard, carpeted stairs to first floor landing, door to under-stairs storage cupboard, door to kitchen breakfast room, door to living room.

### View of Entrance Hall



## Living Room

18'1" x 13'1" max (5.50 x 3.98 max)



Replacement PVCu double glazed window to front with curtains & poles, skirting radiators, fitted carpet, TV point(s), double power point(s), two wall lights, coved ceiling with curtains & poles, open fire set in feature timber and cast iron surround, french double doors to dining room.

### View of Living Room



### View of Living Room



### Dining Room

13'8" x 10'3" (4.17 x 3.13)



Double radiator, fitted carpet, telephone point(s), double power point(s), dado rail, textured ceiling with curtains & poles, french double door to conservatory, archway opening to kitchen breakfast room.

#### View of Dining Room



Left clean, tidy & rubbish free. No visible marks to walls, ceiling and internal doors, as all has been redecorated, by the current tenants & Landlords. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.

### UPVC Conservatory

10'10" x 9'0" (3.30 x 2.74)



Half brick and PVCu double glazed construction with polycarbonate roof, power and lights connected, double radiator, ceramic tiled flooring plus floor rug, PVCu double glazed french double doors to garden.

#### View of Conservatory



### Kitchen/Breakfast Room

18'0" x 8'2" (5.49 x 2.50)



Fitted with a matching range of base and eye level units with worktop space over, one & half bowl polycarbonate sink unit with drainer, stainless steel swan neck mixer tap and tiled splashbacks, replacement PVCu double glazed window to rear,

double radiator, wooden laminate flooring, double power point(s), ceiling spotlights, serving hatch to dining Room, door to utility room.

### Kitchen/Breakfast Room



View of Kitchen/Breakfast Room



### Utility Room

8'0" x 7'5" (2.44 x 2.26)



Fitted with a matching range of base units with round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, replacement PVCu double glazed window to rear, double radiator, wooden laminate flooring, double power point(s), PVCu double glazed door to garden, door to utility room.

### Cloakroom



Replacement PVCu double glazed window to side, two piece suite comprising, wash hand basin and low-level WC, wooden laminate flooring.

### Study

8'7" x 8'0" (2.62 x 2.44)



Side aspect window, power points, single radiator, flooring.

### View of Study



### First Floor

## Landing



Replacement PVCu double glazed window to side, fitted carpet, coved ceiling with recessed ceiling spotlights, access to loft space, airing cupboard housing, pre-lagged hot water tank, wall mounted gas boiler serving heating system and domestic hot water.

## View of Landing



## Bedroom 1

16'10" x 10'10" (5.14 x 3.30)



Replacement PVCu double glazed window to rear, built-in double wardrobe(s), single radiator, fitted carpet, TV point(s), double power point(s), coving to textured ceiling.

## View of Bedroom 1



## En-Suite Bathroom



Three piece suite comprising panelled bath with power shower over and shower curtain, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, wall mounted mirror, mirrored wall mounted cabinet, replacement PVCu double glazed window to rear with blind, single radiator, ceramic tiled flooring, coving to textured ceiling.

## View of En-suite



### Bedroom 2

12'6" x 11'6" (3.81 x 3.51)



Replacement PVCu double glazed window to front with curtains and pole, built-in double wardrobe(s) with full-length mirrored folding doors, single radiator, fitted carpet, double power point(s), coved ceiling.

### View of Bedroom 2



### Bedroom 3

19'6" x 8'0" (5.94 x 2.44)



Replacement PVCu double glazed window to rear with curtains and pole, replacement PVCu double glazed window to front with blind, double freestanding wardrobe(s), two single radiators, fitted carpet, TV point(s), double power point(s), coved ceiling with recessed ceiling spotlights.

### View of Bedroom 3



### Bedroom 4

8'4" x 7'0" (2.54 x 2.13)



Replacement PVCu double glazed window to front, single radiator, shelves, fitted carpet, double power point(s), coving to textured ceiling.

### Family Bathroom



Recently refitted with three piece suite comprising panelled bath with power shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, wall mounted mirror, ceramic tiled flooring, coved ceiling with recessed ceiling spotlights, double glazed velux roof window.

View of Bathroom



View of Bathroom



Outside

Front Garden



Dwarf retaining brick wall, gravel driveway to the front leading to garage and providing for two caravans, laid to with mature flower and shrub with trees, gated side access to rear. Gardens, Frontage and Garage:

Rear Garden



Enclosed by fence to rear and sides, large paved patio, mainly laid to lawn with mature flower and shrub borders with trees, gated side access to front from both sides, outside security and sensor light.

Gardens, Frontage and Garage: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.

View of Rear Garden



Enclosed by fence to rear and sides, large paved patio, mainly laid to lawn with mature flower and shrub borders with trees, gated side access to front from both sides, outside security and sensor light.

Gardens, Frontage and Garage:

**MISDESCRIPTIONS ACT - Sales**

Should you interested in this property all negotiations should be conducted through dg Property Consultants. Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTIONS ACT - dg property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers

and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of dg property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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