



# Kennedy & Co.

30 Willoughby Close, Great Barford

MK44 3LD

EPC: C \* No Upward Chain! \*

£339,950

- Three/Four Bedroom Semi-Detached Village Home
- Generous 19ft Sitting Room
- Separate Dining Room
- Spacious 13ft Kitchen
- Family Room/Bedroom Four
- Wet Room/Bathroom
- No Upward Chain
- Very Well Maintained Enclosed Rear Garden



An excellent rare opportunity to purchase this very spacious, improved and immaculately presented three/four bedroom semi-detached village home, situated in a sought after quiet cul-de-sac village location, offered with no upward chain and boasting three reception rooms including a generous 19ft sitting room, plus a delightful enclosed rear garden and large driveway providing ample off road parking.

This superb home has been extended and upgraded to now briefly boast an entrance hall, very spacious 19ft sitting room, separate dining room, generous fitted kitchen, family room/bedroom four, wet room/bathroom, and three first floor bedrooms.

Other benefits include no upward chain, uPVC double glazing, and gas to radiator central heating with a combination boiler.

Externally the property offers a delightful enclosed well maintained rear garden, small courtyard seating area to the side, and a larger than average driveway providing ample off road parking.

This excellent home must be viewed early to avoid disappointment.

### **PARTICULARS**

uPVC obscure double glazed entrance door to:

#### **ENTRANCE HALL**

Tiled flooring with under floor heating, built in storage cupboard housing gas combi boiler, further built in storage cupboard housing meters, communicating doors to:

#### **WET ROOM/BATHROOM**

uPVC obscure double glazed window to front elevation, under floor heating, fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap over, fully tiled shower area with fitted shower over, tiled to all splash areas, tiled flooring, sunken spotlighting, extractor fan.

#### **LOUNGE**

19' 10" x 11' 6" (6.05m x 3.51m) uPVC double glazed window to front elevation, two double panel radiators, feature electric fire with stone hearth and wooden surround, coving to ceiling, door to dining room plus door to:

#### **INNER HALL**

Double panel radiator, built in storage cupboard, stairs rising to first floor, communicating doors to:

### **FAMILY ROOM/STUDY**

12' 5" x 9' 6" (3.78m x 2.9m) uPVC double glazed window to side elevation, double glazed skylight window, single panel radiator and under floor heating, laminated wood effect flooring, currently used as study but could be utilised as a fourth bedroom.

### **KITCHEN**

13' x 9' (3.96m x 2.74m) Dual aspect room, uPVC double glazed window to rear elevation and window to side elevation, electric plinth heater, fitted kitchen comprising two and a half bowl sink unit with mixer tap over, fitted work surfaces, range of base units incorporating space for fridge, space and plumbing for dishwasher, space and plumbing for washing machine, built in stainless steel oven, built in four burner electric hob, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood and under unit lighting, vinyl wood effect flooring, door to:

### **DINING ROOM**

11' 6" x 9' (3.51m x 2.74m) uPVC double glazed French doors to rear elevation, double panel radiator, laminated wood effect flooring, coving to ceiling.

### **FIRST FLOOR**

#### **LANDING**

uPVC double glazed window to side elevation, access to loft space, communicating doors to:

#### **MASTER BEDROOM**

12' x 11' 6" (3.66m x 3.51m) uPVC double glazed window to front elevation, single panel radiator, three built in double wardrobes.

### **BEDROOM TWO**

9' 7" x 8' 10" (2.92m x 2.69m) uPVC double glazed window to rear elevation, single panel radiator, two built in double wardrobes and single wardrobe all with cupboard space over.

### **BEDROOM THREE**

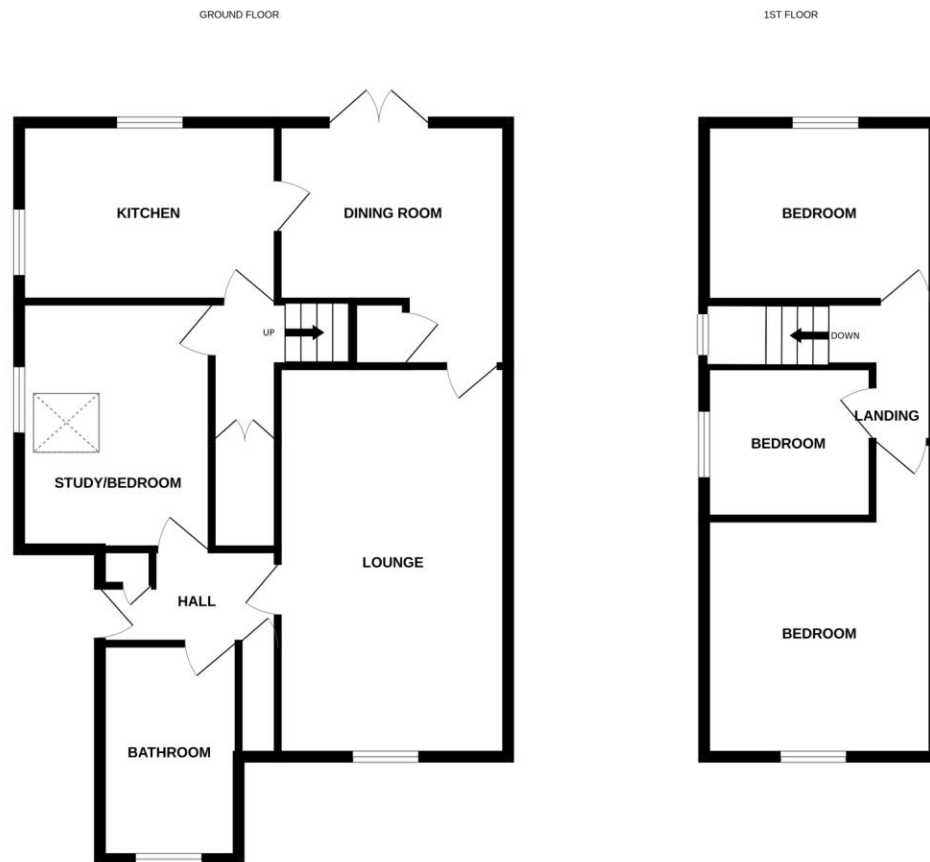
8' 5" x 7' 7" (2.57m x 2.31m) uPVC double glazed window to side elevation, single panel radiator, fitted ceiling fan.

### **EXTERNALLY**

#### **FRONT**

Mainly laid to shingled combining with driveway to provide ample off road parking, gated access to side leading to:





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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### **COURTYARD**

Small courtyard seating area, gated access to side leading to:

### **REAR GARDEN**

Fully enclosed well maintained rear garden, initial patio area with outside tap, raised laid to lawn area retained by timber sleepers, shingled borders, timber shed with power and light connected.

### **COUNCIL TAX BAND**

Tax band C

### **TENURE**

Freehold

### **LOCAL AUTHORITY**

Bedford Borough Council

### **OFFICE**

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