

- Five Bedrooms
- 19' Master bedroom
- 22' Lounge
- Large Family Bathroom
- Two En-suites
- Study
- Luxury Refitted Kitchen
- Utility Room
- Parking
- NO UPWARD CHAIN!



Inskip & Davie

Willington Road Cople Bedfordshire £825,000

76 Willington Road Cople Bedfordshire MK44 3TN

Entrance

Entrance door to:

22' Reception Hall

Impressive reception hall with mains gas fired under floor heating, stairs rising to first floor, solid oak wood flooring, coving to ceiling, communicating doors to:

Cloakroom

uPVC obscure double glazed window to side elevation, continued under floor heating, two piece modern white suite comprising of low level W.C, wash hand basin, tiling to splash areas.

Study 11'5 X 9'6

uPVC double glazed window to front elevation, continued under floor heating, continued solid oak wood flooring, coving to ceiling.

Sitting Room 22'8 X 15'6

Two uPVC double glazed windows to side elevation, continued under floor heating, continued solid oak wood flooring, handsome cast iron open fireplace with grate and surround, coving to ceiling.

Conservatory 13'4 X 12'8

Brick based uPVC double glazed conservatory with continued solid oak wood flooring, uPVC double glazed double doors to rear elevation to garden, under floor heating.

Kitchen/Diner 19'8 X 16'

An impressive bespoke refitted luxury kitchen with uPVC double glazed window to rear elevation and uPVC double glazed door to rear elevation, continued under floor heating, comprising of one and a half bowl sink with cut drainer to marble work surface, range of base units incorporating built-in AEG four placement electric induction hob and twin eye level electric ovens, built-in dish washer, space for fridge freezer, tiling to splash areas, matching range of wall mounted units incorporating hidden rising backdraft extractor, ideal area for table and chairs, feature tiled marble flooring.

Utility Room 6' X 5'8

uPVC double glazed window and door to side elevation, continued under floor heating, continued range of base units incorporating single drainer stainless steel sink unit with mixer tap over, roll top work surfaces, plumbing for washing machine.

First Floor

Landing

uPVC double glazed window to side elevation, built-in airing cupboard housing hot water tank and linen shelves, access to loft space, communicating doors to:

Master Bedroom Suite 19'6 max including dressing area reducing to 12'10 X 15'7

A generous bedroom suite incorporating entrance dressing area with fitted four door wardrobe, uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling, door to:

En-suite

uPVC obscure double glazed window to side elevation, chrome vertical towel rail/radiator, refitted luxury three piece white suite comprising of low level W.C with hidden cistern, wash hand basin with vanity unit beneath, feature walk in shower area with screen plus 'watering can' style shower head with separate rinsing attachment, extractor fan.

Guest Bedroom Suite 15'8 not including wardrobes X 10'6

An impressive guest bedroom suite including a built-in four door wardrobe with rail and shelf fitted, Two uPVC double glazed windows to front elevation, double panel radiator, coving to ceiling.

Guest En-suite

uPVC obscure double glazed window to side elevation, chrome vertical towel rail/radiator, modern three piece white suite comprising of low level W.C, wash hand basin, fully tiled shower cubicle, extractor fan.

Bedroom Three 15'2 X 8'9

uPVC double glazed window to front elevation, single panel radiator, built-in wardrobe with rail and shelf fitted, coving to ceiling.

Bedroom Four 11' including wardrobes X 10'8 min

uPVC double glazed window to rear elevation, double panel radiator, built-in four door wardrobe with rail and shelf fitted, coving to ceiling.

Bedroom Five 10'7 including wardrobe X 9'7

uPVC double glazed window to front elevation, double panel radiator, built-in three door wardrobe with rail and shelf fitted, coving to ceiling.

Family Bathroom

Luxury fitted four piece bathroom suite with uPVC/sealed unit obscure double glazed window to * elevation, chrome vertical towel rail/radiator, four piece suite comprising of low level W.C, wash hand basin, free standing roll top 'Claw & Ball' bath plus a separate generous fully tiled shower cubicle, tiling to splash areas and to floor.

External

Front Garden

Open plan design mainly laid to lawn and side access gate to rear garden.

Driveway

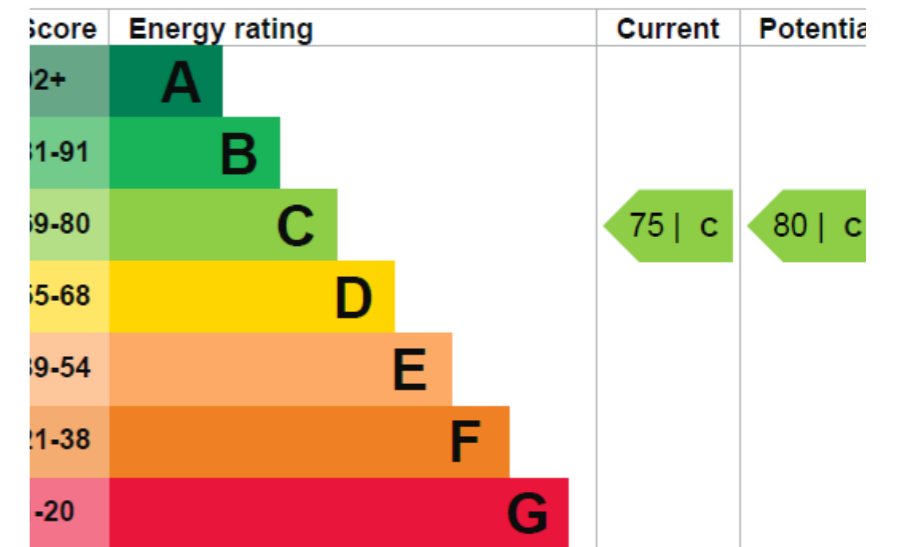
Private driveway providing off road parking, leading to:

Integral Double Garage Approx 17' X 17' overall

(presently divided into a rear work room and front storage area by timber and plasterboard partition) Twin up and over doors, ample power and light fitted, wall mounted gas fired boiler, side access door.

Rear Garden

A delightful and peaceful picturesque lawned rear garden boasting panoramic views across neighboring fields, extensive paved patio.



Additional Property Information

Council Tax Band: G Present cost at date of instruction: £3,309.00

Details taken from www.mycounciltax.org.uk and maybe subject to change

Heating via: Gas Location of Boiler: Garage

Company Disclaimer These property particulars are produced in good faith only as a general guide and do not constitute any part of a contract.

Any appliances, heating systems, alarms etc if mentioned have not been tested by Inskip & Davie Ltd.