



28 Aspen Avenue,  
Putnoe, Bedford, MK41 8BX



## **28 Aspen Avenue, Putnoe, Bedford, MK41 8BX**

**Freehold Price: O.I.E.O £400,000**

An excellent opportunity to purchase this well presented & extended 4 bedroom detached property, situated in a prime residential location in the heart of Putnoe. The property is well established and offers light, airy, versatile & spacious accommodation which benefits including a full width 2 storey extension to the rear aspect, which only further enhances the living space on both floors. This family home is in good order throughout and has separate reception rooms, 4 good size bedrooms with the possibility to create a 5<sup>th</sup>, quality re-fitted family bathroom, off road parking for 4 cars, a single garage and a spacious & well tended rear garden. An internal inspection comes highly recommended to fully appreciate the space on offer & the lovely location.

The accommodation briefly comprises: Entrance hall, spacious lounge open plan to designated dining area, nice size kitchen, separate utility area, family room and cloakroom. On the 1<sup>st</sup> floor: Master bedroom with en-suite shower facility, 2 further double bedrooms, 1 generous single bedroom, a 'study' room which offers good potential to create a 5<sup>th</sup> bedroom and a beautifully re-fitted family bathroom. Externally to the front is a monoblock driveway providing off road parking for 4 cars with double access gates to the side leading to a detached single garage and a spacious & well tended rear garden with a lovely sunny aspect predominantly laid to lawn and patio.

The property has the added benefits of: UPVC double glazed windows and doors throughout, gas to radiator central heating via a good quality boiler, re-fitted family bathroom, UPVC soffits and fascias, separate reception rooms, spacious bedrooms, off road parking, a fantastic rear garden and is in good order throughout.

The property is situated on a quiet residential road and is within walking distance to local shops for day-to-day necessities, a local library, Mowsbury Park and the 18 hole municipal golf course for leisure activities. There is a regular bus route to Bedford town centre for extensive shopping facilities and the mainline railway station is on the Western fringe of the town centre offering fast & frequent commuter links to London & the North. The property falls within a good local authority school catchment for all age groups and the highly regarded Harpur Trust schooling is available in the town centre. Excellent vehicular access to the M1 and A1M & A6 trunk road can be sourced via the Bedford Southern bypass.

**Call Compass Executive Homes on 01237 270333 to arrange your viewing of this fantastic property.**

## **GROUND FLOOR ACCOMMODATION:**

### **Entrance Porch:**

Coach style outside lantern. UPVC part double glazed door to entrance hall.

### **Entrance Hall:**

Door to shelved storage cupboard housing alarm control panel, electric meter, gas meter and electric trip switch box. Doors to lounge/diner, kitchen, understairs storage cupboard stairs to 1<sup>st</sup> floor accommodation. Smoke detector to ceiling. Carpeted flooring. Double panelled radiator. Wall mounted thermostat.

### **Lounge/Diner: 24ft 1 x 13ft 5**

Electric fire with stone surround and wooden hearth. Carpeted flooring. Coving to smooth ceiling. 1 single panelled radiator and 1 double panelled radiator. TV point, telephone point and internet point. UPVC bay window to front aspect and UPVC double glazed window to side aspect. Part glazed wooden door to family room.

### **Family Room: 14ft 1 x 10ft 8**

Carpeted flooring. Double panelled radiator. UPVC double glazed double sliding doors to patio & rear garden. Part glazed wooden door to utility room. Coving to smooth ceiling.

### **Kitchen: 11ft 6 x 11ft 5**

Fitted in cream fronted units to comprise: 1 ½ thermoplastic sink with mixer taps, stone effect work tops, 5 eye level units and 8 base level units. Spotlights to smooth ceiling. Tiled splash backs. Ceramic tiled flooring. Space for low level fridge. Plumbing for dishwasher. Electric oven with separate grill and 4 ring halogen hob with Hot Point extractor unit. Wooden door to entrance hall. Archway to utility room.

### **Utility Room: 11ft 5 x 7ft 9**

Fitted in cream fronted units to comprise: Stone effect work tops with 1 base level unit. Smooth ceiling. Ceramic tiled flooring. Spotlights to ceiling. Space for fridge/freezer, tumble dryer and plumbing for washing machine. Wooden door to family room and part glazed wooden door to rear lobby. UPVC double glazed window to side aspect. Rear lobby leading to wooden door to cloakroom and UPVC part double glazed door to patio and rear garden. Wall mounted Baxi boiler serving domestic hot water and radiator central heating.

### **Cloakroom: 6ft 4 x 5ft 6**

2 piece ivory suite comprising: Pedestal wash hand basin with separate taps and low level WC. Vinyl tiled flooring. Smooth ceiling. Tiled splash backs. Single panelled radiator. Frosted UPVC double glazed window to side aspect.

Dog leg staircase to:

## **1<sup>ST</sup> FLOOR ACCOMMODATION:**

### **Landing Area:**

Double doors to airing cupboard housing hot water cylinder. Smoke detector to ceiling. Loft access. Doors to bedrooms 1, 2, 3, 4 and family bath/shower room. Carpeted flooring.

### **Bedroom 1: 14ft x 11ft 2**

Single panelled radiator. Double built in wardrobe with hanging space and shelving. UPVC double glazed window to rear aspect. Smooth ceiling and carpeted flooring. Door to en-suite shower room.

### **Ensuite: 6ft 2 x 4ft 6**

2 piece ivory suite comprising: Tiled and enclosed shower cubicle with sliding door and pedestal wash hand basin with mixer taps. Carpeted flooring. Floor to ceiling ceramic tiling. Double panelled radiator. Extractor fan.

### **Bedroom 2: 12ft 8 x 11ft 2**

Single panelled radiator. Fitted 6 door (4 mirror fronted) wardrobe with cupboard space and dressing table area. Georgian style UPVC double glazed window to front aspect. Smooth ceiling and carpeted flooring.

### **Bedroom 3: 13ft 7 x 8ft 9**

Single panelled radiator. UPVC double glazed window to rear aspect. Smooth ceiling and carpeted flooring.

### **Bedroom 4: 9ft 1 x 8ft 9**

Single panelled radiator. Fitted bookcase/shelved area. Georgian style UPVC double glazed window to front aspect. Smooth ceiling and carpeted flooring.

### **Study/Potential 5<sup>th</sup> Bedroom: 11ft 4 x 5ft 4**

Carpeted flooring and smooth ceiling. Currently utilised as hobby room.

### Re-fitted Family Bathroom: 9ft 1 x 5ft 10

3 piece white suite comprising: Bath with independent shower over & glass screen, wall mounted sink with mixer taps and concealed WC. Carpeted flooring. Floor to ceiling ceramic tiling. Single panelled radiator. Frosted Georgian style UPVC double glazed window to side aspect. Spotlights to smooth ceiling.

### EXTERNALLY:

#### Front:

Laid to large gravel area with monoblock driveway providing off road parking for 2 cars with double wooden gates leading to further off road parking for 2 cars and detached single garage. Dwarf brick built wall to front boundary. UPVC soffits and fascias to all roof perimeters.

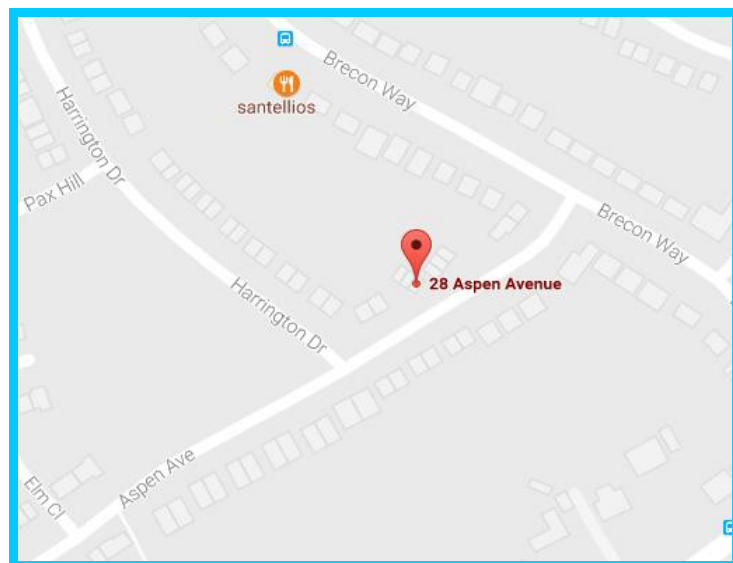
#### Large Single Garage: 20ft 3 x 10ft 7

Metal up and over door, power and light. Door to rear garden.

#### Rear: 75ft x 30ft approx.

Laid to large lawn area, large patio area & gravel area with mature tree & bush borders. 3 outside taps and garden shed. 2 coach style outside lights. Enclosed by 6ft closed board timber fencing with gated side access to driveway.

### MAPS:



COUNCIL TAX TELEPHONE BEDS BOROUGH COUNCIL DIRECT LINE 01234 718097 (Option 5)

EDUCATION DEPARTMENT: TELEPHONE BEDFORDSHIRE COUNTY COUNCIL DIRECT LINE: 01234 228852.

PLEASE NOTE: NONE OF THE SYSTEMS & APPLIANCES IN THIS PROPERTY HAVE BEEN TESTED.

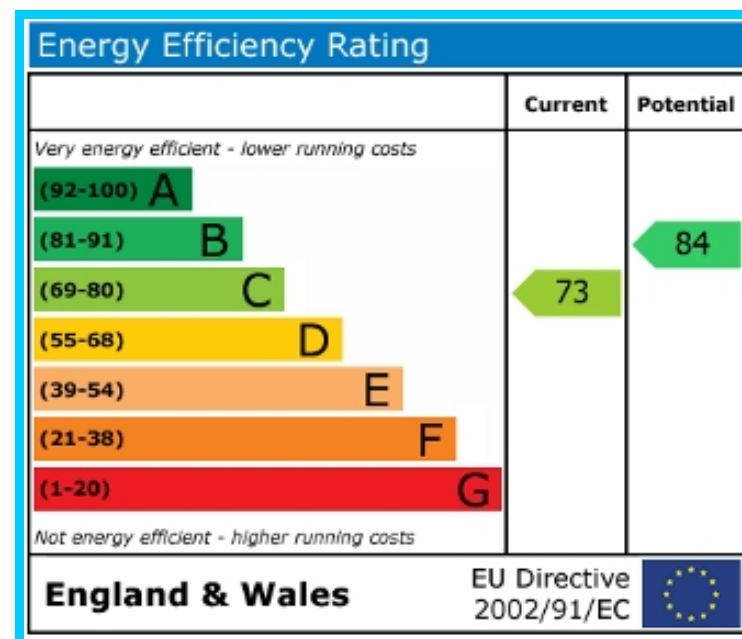
PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.

PLEASE NOTE: AMPLE POWER POINTS THROUGHOUT THIS PROPERTY.

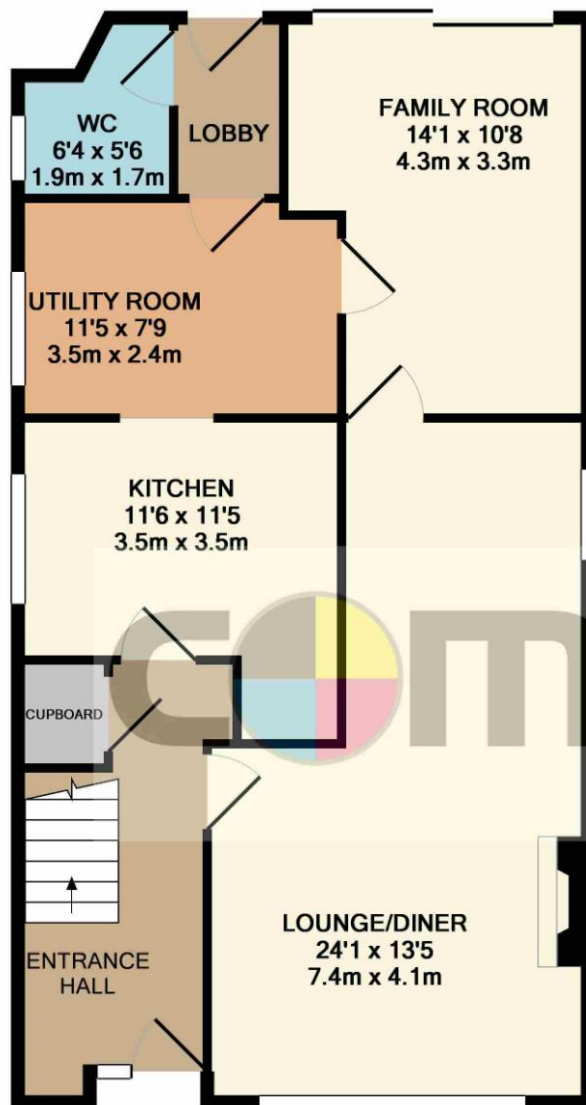
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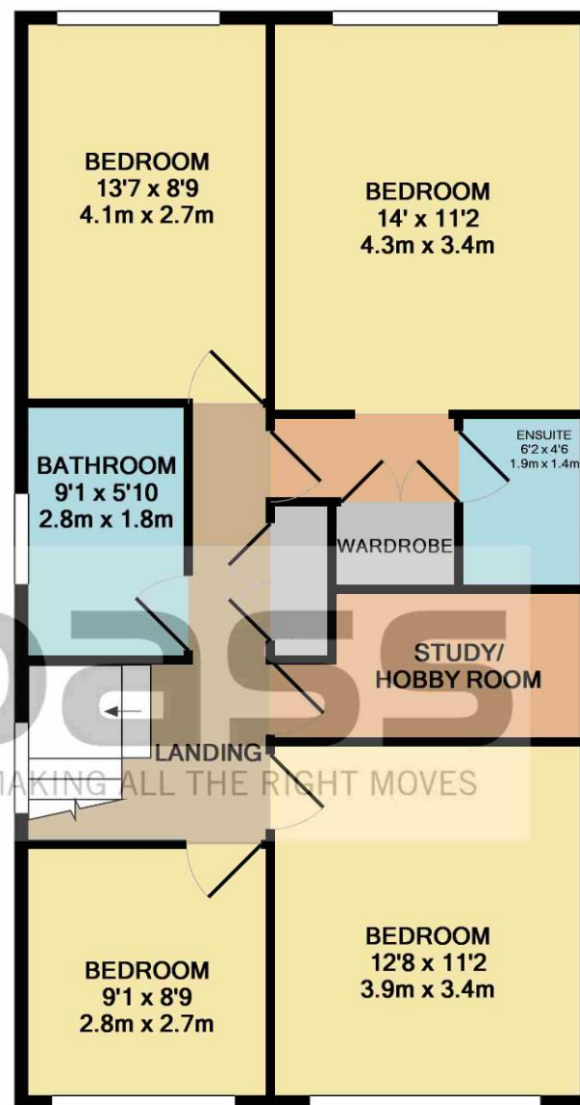
### EPC:



Floor plan:



GROUND FLOOR  
APPROX. FLOOR  
AREA 756 SQ.FT.  
(70.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 761 SQ.FT.  
(70.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1518 SQ.FT. (141.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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