



**16 Wood End Close,  
Sharnbrook, Beds, MK44 1JY**

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**Freehold Price: £315,000**

A beautifully presented 3 double bedroom 3 storey town house located in a quiet cul de sac location in the heart of the desired North Beds village of Sharnbrook. Since occupation the current owners have meticulously maintained & updated the property throughout & an internal inspection comes recommended to fully appreciate the quality within. The property offers light, airy, spacious & well laid out accommodation over 3 floors with tasteful & neutral décor throughout. Within the lounge is a fitted Samsung TV system with integrated surround sound system & a feature living flame effect fire to compliment.

The accommodation briefly comprises: entrance hall, cloakroom, modern fitted kitchen & spacious lounge diner. On the 1<sup>st</sup> floor: 2 very good size double bedrooms & a family bathroom. On the 2<sup>nd</sup> floor: an impressive master suite with a well proportion bedroom, fully fitted walk in dressing room with fitted wardrobes & an en suite double shower room. Externally: low maintenance frontage laid to monoblock, rear garden laid to patio & lawn & a single garage located to the rear in a block in close proximity to the property.

The property benefits from: UPVC double glazed doors & windows, quality ceramic tiled flooring, new carpets where specified, gas to radiator central heating via combination boiler & is in beautiful order throughout.

The property is situated within walking distance of local amenities for day to day necessities. Extensive shopping can be found a short drive away in either Bedford or Rushden and both are accessed via the A6 trunk road. The picturesque village of Sharnbrook boasts 2 public houses, doctor's surgery and established playing fields offering tennis, bowls, football and cricket facilities together with a social club and village hall. The property also falls within a very highly regarded local authority school catchment for all age groups. Excellent network of roads are available via the A6 trunk road allowing access to A1M and M1 with the mainline railway station located on the western fringe of Bedford town centre offering fast and frequent commuter links to London and the North.

**Call Compass Residential Homes on 01234 214234 to arrange your viewing.**

## **GROUND FLOOR ACCOMMODATION:**

### **Wall mounted light, composite part double glazed door to:**

#### **Entrance Hall:**

Smoke detector, coving & inset spotlights to smooth ceiling, ceramic tiled flooring, 1 x single panelled radiator, wall mounted thermostat, doors to: cloakroom, kitchen, lounge diner & storage cupboard housing alarm control panel. Stairs to 1<sup>st</sup> floor accommodation.

#### **Cloakroom:**

Two piece white suite comprising of: vanity sink with cupboards space under & mixer taps and low level WC. Ceramic tiled flooring, tiled splashback walls, 1 x chrome ladder style radiator, frosted UPVC double glazed window to front aspect and high level electric trip switch box.

#### **Lounge Diner: 16ft 2 x 12ft 5**

Electric built in feature living flame fireplace (to remain), wood laminate flooring, 1 x double panelled radiator, tv point, telephone point, internet point, built in Samsung tv with surround sound system (to remain), UPVC double glazed double doors to patio & rear garden, UPVC double glazed windows to rear aspect, coving to smooth ceiling & door to large under stairs storage cupboard.

#### **Kitchen: 12ft 2 x 5ft 8**

Modern & fitted light oak units, 1 ½ stainless steel sink with mixer taps, granite effect worktops, units comprising of: 6 eye level units, 3 base units & 1 drawer unit. Inset spotlights to smooth ceiling, tiled splashback walls, ceramic tiled flooring, 1 x single panelled radiator, space for integrated fridge freezer, plumbing for washing machine & dishwasher, 4 ring gas Whirlpool hob, Whirlpool electric oven with grill, extractor fan & UPVC double glazed window to front aspect.

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

#### **Landing Area:**

1 x single panelled radiator, smoke detector to ceiling, doors to: bedrooms 2 & 3 & family bathroom, stairs to 2<sup>nd</sup> floor accommodation.

#### **Stairs to: 2<sup>ND</sup> FLOOR ACCOMMODATION Master Suite: 12ft 5 x 12ft 4**

One double panelled radiator, 1 x single panelled radiator, door to cupboard housing Combi boiler serving central heating & hot water requirements, wall mounted Samsung tv (to remain), inset spotlights to smooth ceiling, tv

point, telephone point, UPVC double glazed window to front aspect, archway to dressing area, inset spotlights to smooth ceiling & wood laminate flooring.

#### **Dressing Area: 9ft 10 x 4ft 1**

6 door (2 x mirror fronted) built in wardrobes with hanging space & shelving over, skylight to rear roof, door to en suite, loft access with ladder & inset spotlights to smooth ceiling.

#### **En Suite:**

Three piece white suite comprising of: fully tiled & enclosed double shower cubicle with sliding doors, vanity sink with cupboards under & mixer taps & low level WC. Ceramic tiled flooring, tiled splashback walls, 1 x chrome ladder style radiator, extractor fan, shaver point & skylight to rear roof.

## **First Floor**

#### **Bedroom 2: 13ft 0 x 11ft 0**

One single panelled radiator, telephone point, internet point, 2 x UPVC double glazed windows to front aspect, smooth ceiling & carpeted flooring.

#### **Bedroom 3: 12ft 10 x 11ft 6**

One single panelled radiator, tv point, UPVC double glazed window to rear aspect, smooth ceiling & carpeted flooring.

#### **Family Bathroom:**

Three piece white suite comprising of: bath, shower from taps over bath, vanity sink with cupboard space under, shelving & mixer taps and low level WC. Vinyl tiled flooring, tiled splashback walls, 1 x single panelled radiator, extractor fan & shaver point.

## **EXTERNALLY:**

#### **Front:**

Block paving, wall mounted electric meter cupboard, low level gas meter & high level alarm box.

#### **Rear:**

Lawn area, gravel borders, patio area, enclosed by 6ft closed board timber fencing and gated rear access to single garage.

#### **Single Garage located in a block in close proximity to property:**

Metal up & over door.



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.

Money Laundering Act 2004 we are required to obtain photographic identification of any persons purchasing a property through our firm. Upon acceptance of an offer you will need to provide an original official document e.g. new style driving license/passport for copying purposes, to be held on file in order to comply with our obligations as estate agents covered by the act.

Compass Residential Homes for themselves, and for the vendors of the property, whose agents they are, give notice that; (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Residential Homes has any authority to make or give any representation or warranty whatsoever in relation to the property. FEBRUARY 2018. These details are presented Subject to Contract and Without Prejudice.

MAP:



EPC:

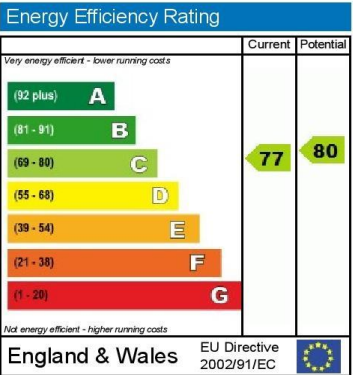
Energy Performance Certificate



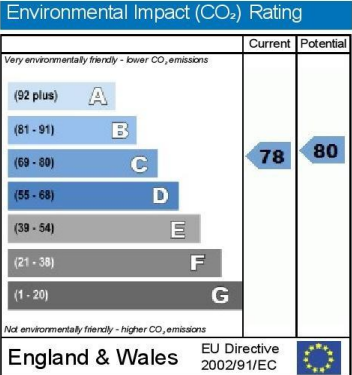
16, Wood End Close  
Sharnbrook  
BEDFORD  
MK44 1JY

Dwelling type: Mid-terrace house  
Date of assessment: 28 April 2010  
Date of certificate: 28-Apr-2010  
Reference number: 0557-2878-6247-9020-9535  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 99 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	149 kWh/m <sup>2</sup> per year	131 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.4 tonnes per year	2.1 tonnes per year
Lighting	£108 per year	£54 per year
Heating	£362 per year	£350 per year
Hot water	£97 per year	£97 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

FLOORPLAN:











**compass**

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