



**96 COTTON END ROAD
WILSTEAD BEDS, MK45 3DP**

96 COTTON END ROAD WILSTEAD BEDS, MK45 3DP

Freehold Price £395,000

A beautifully presented and extended 3 bedroom detached character property located on a nice corner plot in the south Beds village of Wilstead. Since ownership the property has been the subject of a total renovation project and is a credit to the current owners. The property is double fronted, and the exterior retains a warm character feel and internally everything you see is totally brand new and offers all the modern day conveniences one would expect with a good quality kitchen with granite work tops and integrated appliances, lovely sanitary ware, karndean flooring where specified and a flow of neutral décor throughout. There is an enclosed garden to the front and a rear garden of good proportion laid to patio and a manicured lawn. To the side is off road parking for 3 cars to a large gravel driveway to the side leading to a detached double garage of timber construction. A very attractive property in a good village location and offered for sale with no upward chain so a quick completion would be available. An internal inspection comes recommended to fully appreciate the quality inside and out.

The accommodation is laid out in greater detail as follows: Entrance hall, lounge, family room open plan to kitchen diner, inner lobby and cloakroom. On the 1st floor, master bedroom, 2 further good size bedrooms and a family bathroom. Externally, gardens to the front and rear, ample off road parking to the side and a detached double garage.

The property benefits from: Complete modernisation project to include, NEW UPVC double glazed doors and windows, re wiring, re plastering, new roof, new boiler and heating system, karndean flooring, new carpeting, and good quality kitchen, bathroom and cloakroom.

Cotton End Road, Wilstead is well served by a village store, post office, takeaway outlets, public house/restaurant, primary school and is on a regular bus route. There is good vehicular access to the A6 towards Luton, M1 motorway, southern bypass and the A1(M) link road. Bedford town centre is situated approximately 5 miles away providing extensive shopping facilities, bus station and the mainline railway station which serves commuter links to London. Bedford town centre also offers good schooling, notably the highly regarded private Harpur Trust schools.

**Phone Vendors Sole Agents now to view this keenly priced 3 bed, detached family residence.
Internal inspection strongly recommended. Call 01234-214234 to book your viewing**

GROUND FLOOR ACCOMMODATION:

Covered Entrance:

Composite part double glazed door entrance hall, outside lantern:

Entrance hall:

Smooth ceiling, matted flooring, stairs to 1st floor accommodation. Solid oak doors to: lounge and family room

Cloakroom: 6ft 7 max x 3ft 7 max

Solid oak door to 2 piece white suite comprising, vanity sink with cupboards under and mixer tap, low level wc, wood grain effect karndean flooring, tiled splash backs, 1 x chrome ladder style radiator, extractor fan and UPVC double glazed window to side aspect

Lounge Room: 15ft max x 10ft 11 max

Carpeted flooring, smooth ceiling, 1 x double panelled radiator, Tv, telephone and internet points, UPVC double glazed windows to front and rear aspects, solid oak door to under stairs storage cupboard housing electric meter and trip switch box, part single glazed solid oak door to rear lobby.

Rear entrance lobby

UPVC double glazed door to side aspect, solid oak door to cloakroom, part single glazed solid oak door to kitchen diner and wood grain effect karndean flooring.

Family Room: 15ft max x 10ft 11 max

Fireplace, karndean flooring, 1 x double panelled radiator, portable thermostat, tv, telephone and internet points, UPVC double glazed window to front aspect and large opening to kitchen diner.

Kitchen/Dining Room: 18ft 10 max x 10ft 4 max

Brand new and fitted in Dove grey fronted units comprising of, single stainless steel sink with mixer tap, granite work tops and splashbacks, 6 eye level units, 5 base level units and 1 x drawer unit, inset spotlights to smooth ceiling, wood grain effect karndean flooring, 1 x double panelled radiator, portable thermostat, plumbing for washing machine, Indesit integrated dishwasher, Neff 4 ring halogen electric hob, Hotpoint double electric oven with grill, stainless steel and smoked glass extractor unit, UPVC double glazed window and double doors to rear aspect, wall mounted Ideal combination boiler with control unit.

Stairs To 1st Floor Accommodation:

Landing Area:

Smoke detector fitted to ceiling. Solid oak doors to bedrooms 1,2,3 and family bathroom.

Master Bedroom: 13ft 5 max x 10ft 11 max

1 x double panelled radiator, Tv point, UPVC double glazed windows to front and rear aspects, smooth ceiling and carpeted flooring

Bedroom 2: 10ft max x 9ft 9 max

1 x double panelled radiator, UPVC double glazed window to side aspect, smooth ceiling and carpeted flooring.

Bedroom 3: 10ft 11 max x 7ft 9 max

1 x double panelled radiator, solid oak door to storage cupboard, UPVC double glazed window to front aspect, loft access for storage, smooth ceiling and carpeted flooring.

Family Bathroom: 7ft 10 max x 5ft 8 max

Comprising, 3 piece white suite, bath with independent shower over with Raindance shower head and shower screen, vanity sink with cupboards under and mixer tap, ceramic tiled floor and splashbacks, 1 x chrome ladder style radiator, extractor fan, shaver point and frosted UPVC double glazed window to rear aspect.

Outside:

Front Garden:

Lawned area, hedgerow to front boundary, low level gas meter box to side.

Side:

Driveway with off road parking for 3 cars, UPVC double glazed door to rear lobby, gated access to rear garden and exterior lighting.

Rear Garden:

Manicured lawn, patio area, exterior lighting, enclosed by 6ft closed board timber fencing and gated access to driveway.

Detached double garage 18ft 8 max x 15ft 10 max

Roller shutter door, timber construction, power and light, door to garden, and ample eaves storage.

EPC:

Energy Performance Certificate HM Government

96, Cotton End Road, Wilstead, BEDFORD, MK45 3DP

Dwelling type: Detached house **Reference number:** 0463-2804-7092-9801-6605
Date of assessment: 04 January 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 07 January 2019 **Total floor area:** 94 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,664
Over 3 years you could save	£ 951

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 213 over 3 years	<div style="border: 1px solid green; padding: 5px; background-color: #548235; color: white; width: 40px; margin: 0 auto;"> You could save £ 951 over 3 years </div>
Heating	£ 2,169 over 3 years	£ 1,305 over 3 years	
Hot Water	£ 282 over 3 years	£ 195 over 3 years	
Totals	£ 2,664	£ 1,713	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient • lower running costs</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 80%;"> <table style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><td style="background-color: #0070c0; color: white; padding: 2px;">(92+plus) A</td></tr> <tr><td style="background-color: #548235; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #92d050; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #ffff00; color: black; padding: 2px;">(57-68) D</td></tr> <tr><td style="background-color: #ffcc00; color: black; padding: 2px;">(45-54) E</td></tr> <tr><td style="background-color: #ff6600; color: black; padding: 2px;">(33-44) F</td></tr> <tr><td style="background-color: #ff0000; color: white; padding: 2px;">(21-32) G</td></tr> </table> <p style="font-size: x-small; margin-top: 5px;">Not energy efficient • higher running costs</p> </div> <div style="width: 15%; text-align: center; border-left: 1px solid #ccc; border-right: 1px solid #ccc;"> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="border-bottom: 1px solid #ccc;">Current</th> <th style="border-bottom: 1px solid #ccc;">Potential</th> </tr> <tr> <td style="text-align: center; border-right: 1px solid #ccc;">64</td> <td style="text-align: center;">87</td> </tr> </table> </div> </div>	(92+plus) A	(81-91) B	(69-80) C	(57-68) D	(45-54) E	(33-44) F	(21-32) G	Current	Potential	64	87	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92+plus) A												
(81-91) B												
(69-80) C												
(57-68) D												
(45-54) E												
(33-44) F												
(21-32) G												
Current	Potential											
64	87											

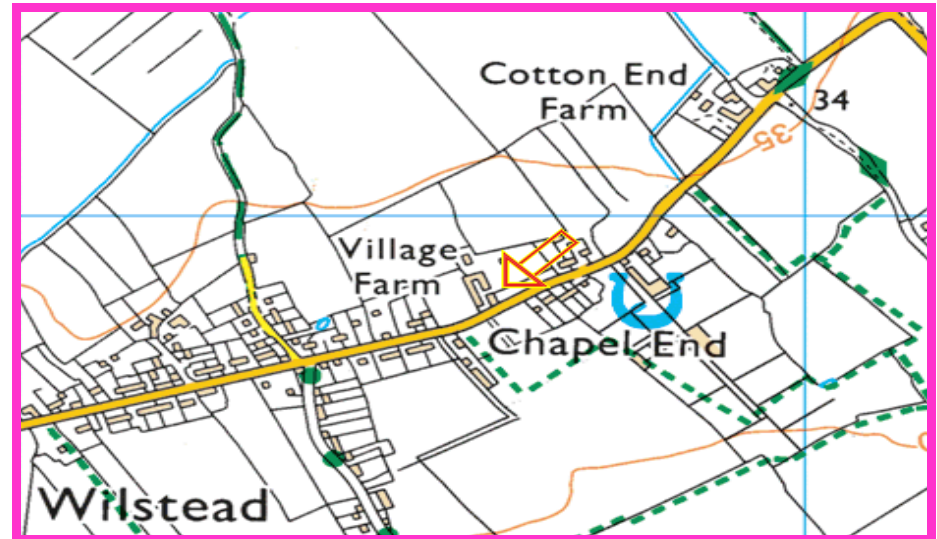
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 696
2 Floor insulation (suspended floor)	£800 - £1,200	£ 168
3 Solar water heating	£4,000 - £6,000	£ 87

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

MAP:



COUNCIL TAX TELEPHONE BEDFORD BOROUGH COUNCIL DIRECT LINE 01234-221659.
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.

ANY OFFERS FOR THIS PROPERTY MUST BE QUALIFIED BY OUR IN-HOUSE FINANCIAL SERVICES DEPARTMENT

Compass Residential 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 has any authority to make or give any representation or warranty whatsoever in relation to the property. JANUARY 2019.

These details are presented Subject to Contract and Without Prejudice.

IMPORTANT NOTICE¹) These particulars are intended to give a fair & substantially correct overall description for the guidance of intending purchasers & do not constitute part of an offer or contract. Prospective purchasers & leases ought to seek out their own professional advice. 2) All dimensions, areas, references to condition & if necessary permission to use & occupation & their details are given in good faith & are believed to be correct. They should not be relied on as statement or representation of fact. 3) No person in the employment of Compass has nay authority to make or give representation on warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor. 4) No responsibility can be accepted for any expenses incurred by attending purchasers in inspecting properties that have been sold, let or withdrawn. All measurements are approximate. Electrical & other appliances mentioned in these particulars have not been tested by Compass Residential Homes.

VIEWINGS ARE STRICTLY BY APPOINTMENT THROUGH THE AGENT.

FLOOR PLAN :



DIMENSIONS TO EXCLUDE DOUBLE GARAGE
 TOTAL APPROX. FLOOR AREA 1007 SQ.FT. (93.5 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.
 Made with Mapbox ©2018







Compass Residential Homes

Compass House
8-16 Bromham Road
Bedford MK40 2QA

T: 01234 214234

F: 01234 358007

E: info@compasspropertygroup.co.uk

W: www.compasspropertygroup.co.uk

www.rightmove.co.uk

www.primelocation.co.uk



Compass Residential Homes

Compass House
8-16 Bromham Road
Bedford MK40 2QA

T: 01234 214234

F: 01234 358007

E: info@compasspropertygroup.co.uk

W: www.compasspropertygroup.co.uk

www.rightmove.co.uk

www.primelocation.co.uk