

Ivy Lane, Wilstead, Wilstead, MK45 Offers in excess of £460,000, Freehold

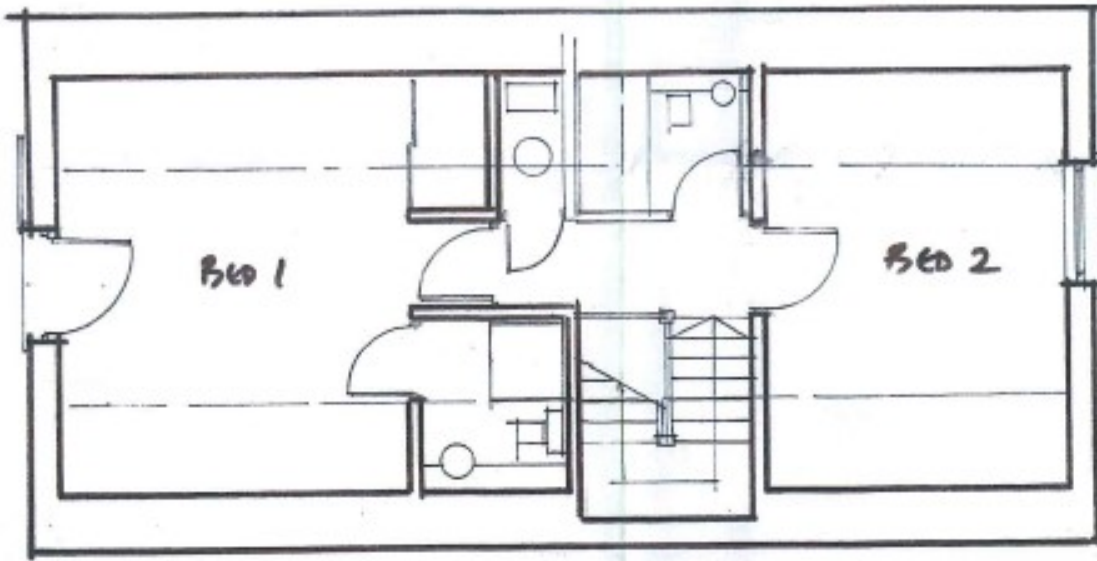


BEAUTIFUL 2 BEDROOM CHALET STYLE HOUSE

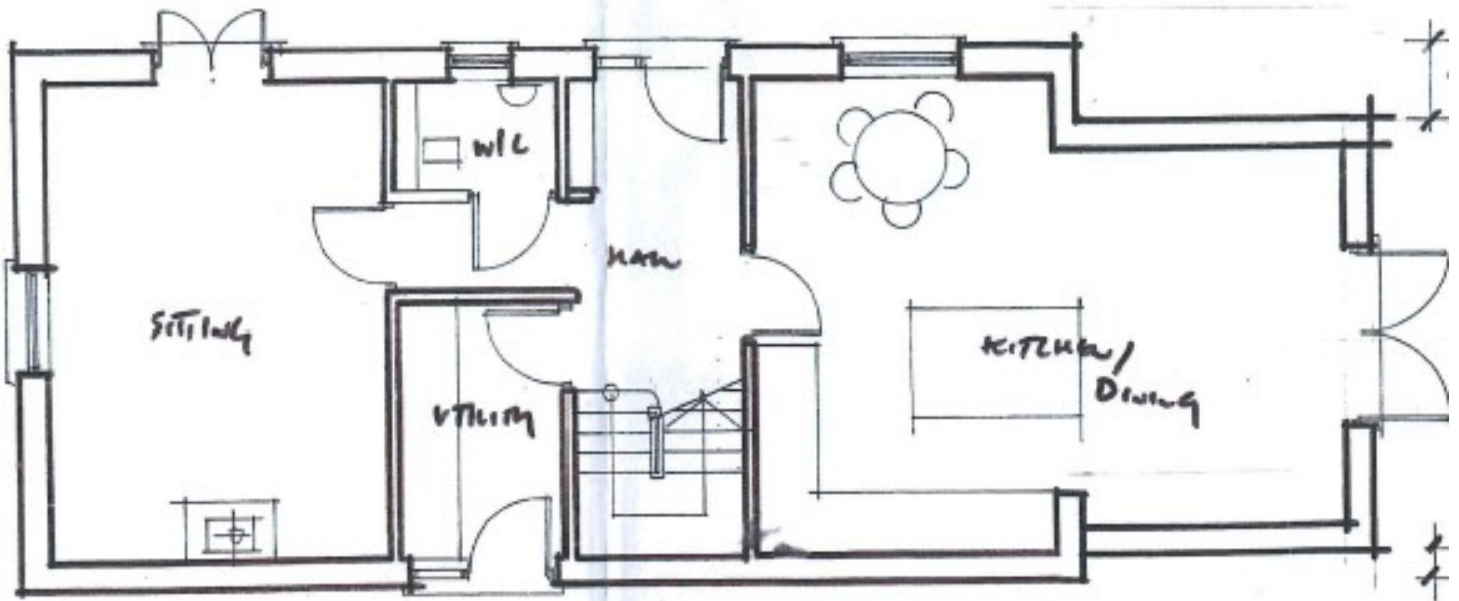
Compass New Homes are delighted to offer for sale this brand new individual 2 bedroom 'chalet style' detached house built to the highest quality by local developers DKP Developments.







First Floor Plan.



Compass Residential give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

Long Description

****BEAUTIFUL 2 BEDROOM CHALET STYLE HOUSE****

Compass New Homes are delighted to offer for sale this brand new individual 2 bedroom 'chalet style' detached house built to the highest quality by local developers DKP Developments.

Located in a highly sought-after village south of Bedford, this property is a rarely available single dwelling with large plot and plentiful parking.

Works have just been completed on this exceptional home which measures circa 1,300 sq ft (GIA) over two floors and encompasses a luxury specification throughout with KEY FEATURES including:

- *High quality fitted kitchen with island, granite worktops and range of premium integrated Hotpoint appliances
- *Spacious utility room with space for washing machine and personal door to rear
- *Ladder style heated towel rails in bathroom and en-suite
- *Contemporary stylish sanitaryware
- *uPVC double glazed windows
- *Quality oak internal doors
- *Log burner included in lounge/sitting room
- *LED spotlights to kitchen & wet areas
- *Mixture of porcelain floor and wall tiles
- *Underfloor heating to ground floor accommodation & Gas fired central heating to first floor
- *Luxury fitted flooring installed - Oak effect Kardean & slate grey carpets
- *French doors leading to a generous 'L' shaped rear garden with patio area laid with porcelain paving slabs and storage shed.

EXTERNALLY:

- *Turfed & landscaped front and rear gardens with range of low level planting
- *Porcelain paving slabs for pathways and patio area
- *Block paved driveway with off-road parking for multiple vehicles
- *Outside tap, sockets & feature lighting
- *Pre-wiring for installation of electric vehicle charging socket

ACCOMMODATION (max dimensions):

Hallway: 13' 0 x 6' 4
Washroom/Cloakroom: 5' 0 x 3' 5
Kitchen/dining/family room: 19' 5 x 15' 9
Sitting Room/Lounge: 15' 9 x 11' 3
Utility Room: 8' 6 x 5' 4

Master Bedroom: 15' 9 x 11' 3
En-suite shower: 5' 5 x 5' 1
Bedroom 2: 15' 10 x 9' 8
Bathroom: 9' 5 x 5' 0

LOCATION:

Located just off the A6, Wilstead is a quiet village with a shop/post office, pharmacy, two pubs and a Lower School. A regular local bus service into Bedford town centre ensures the village is well connected to wider transport hubs and it's also ideally located for easy access to the M1 and A1 via the southern bypass.

In addition, Bedford railway station is approximately 6 miles away and has fast and frequent services to London St. Pancras International taking approximately 40 minutes. Flitwick station is also easily accessible.

CONTACT MARK at COMPASS NEW HOMES NOW FOR FURTHER DETAILS

COMPASS REQUIREMENTS:

Under the Money Laundering Act 2004 we are required to obtain photographic identification of any person(s) purchasing a property via our company.

Upon acceptance of an offer a client(s) 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 New 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 New Homes has any authority to make or give any representation or warranty whatsoever in relation to the property.

These details are presented Subject to Contract and Without Prejudice as of SEPTEMBER 2022.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		