



Whinnetts Way

Pulloxhill,
Bedfordshire, MK45 5EX
£550,000

country
properties

This extended detached family home offers versatile accommodation including a generous living room, separate dining room and fitted kitchen with breakfast area - providing ample space for relaxing, both formal and casual dining, and entertaining. A ground floor bedroom with en-suite wetroom is perfect for guests, family members requiring single level living, or as a further reception/home office to suit your requirements, whilst a cloakroom/WC adds further convenience. Upstairs, you will find four bedrooms, the principal with spacious en-suite shower room, plus a family bathroom. Externally, the property benefits from a double garage, offering parking and useful storage, alongside a block paved driveway to accommodate additional vehicles. The enclosed rear garden includes a covered seating area, perfect for al-fresco dining. Commuters are well served by the mainline rail station at Flitwick (2.3 miles) providing a direct service to St Pancras International, and Junction 12 of the M1 (4.6 miles). EPC: D.

- Spacious living room
- Separate dining room
- Fitted kitchen/breakfast room
- Ground floor bedroom with en-suite wetroom
- Guest cloakroom/WC
- Four first floor bedrooms (principal with en-suite)
- Family bathroom
- Double garage & block paved driveway



GROUND FLOOR

ENTRANCE LOBBY

Accessed via part opaque double glazed front entrance door. Floor tiling. Opaque glazed door to:

ENTRANCE HALL

Radiator. Parquet flooring. Doors to living room, dining room, kitchen/breakfast room, bedroom 5 and to:

CLOAKROOM/WC

Two piece suite comprising: WC with concealed cistern and wash hand basin with mixer tap. Radiator. Wall and floor tiling. Radiator.

LIVING ROOM

Double glazed bow window, plus further double glazed window to front aspect. Feature fireplace housing electric coal effect fire. Two radiators. Parquet flooring.

DINING ROOM

Double glazed French doors to rear aspect, with matching sidelights and top openers. Radiator. Parquet flooring. Built-in under stairs storage cupboard.

KITCHEN/BREAKFAST ROOM

Two double glazed windows and opaque double glazed door to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Tiled splashbacks. Space for dishwasher, washing machine, American style fridge/freezer and range style oven (with extractor over). Two radiators. Floor tiling. Recessed spotlighting to ceiling.

BEDROOM 5

Double glazed window to front aspect. Fitted wardrobes. Radiator. Door to:

EN-SUITE WETROOM

Shower area with wall mounted shower unit. Close coupled WC. Wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Hatch to loft with ladder. Built-in airing cupboard. Doors to four bedrooms and family bathroom.



BEDROOM 1

Double glazed window to front aspect.
Fitted wardrobes and overhead bridging
units. Radiator. Door to:

EN-SUITE SHOWER ROOM

Opaque double glazed window to rear
aspect. Three piece suite comprising:
Walk-in shower with wall mounted shower
unit, WC with concealed cistern and wash
hand basin with mixer tap and storage
beneath. Radiator. Heated towel rail. Wood
effect flooring. Recessed spotlighting to
ceiling.

BEDROOM 2

Double glazed window to rear aspect.
Fitted wardrobe. Radiator.

BEDROOM 3

Double glazed window to front aspect.
Radiator. Wood effect flooring.

BEDROOM 4

Double glazed window to front aspect.
Radiator.



FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap and electric shower over, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Heated towel rail.

OUTSIDE

FRONT GARDEN

Laid to lawn with shrub border.

REAR GARDEN

Immediately to the rear of the property is a paved patio seating area, leading to lawn. Further decked area with gazebo over. Garden shed. Bin store. Enclosed by timber fencing with gated side access.

DOUBLE GARAGE

Up and over door. Power and light.

OFF ROAD PARKING

Block paved driveway providing off road parking and access to double garage.

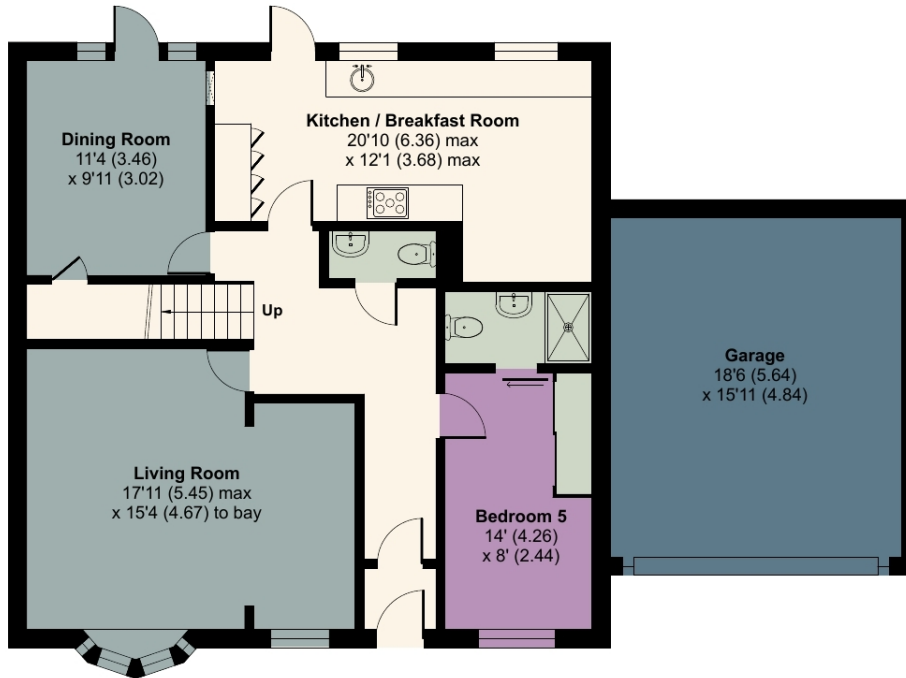
Council Tax Band: F.



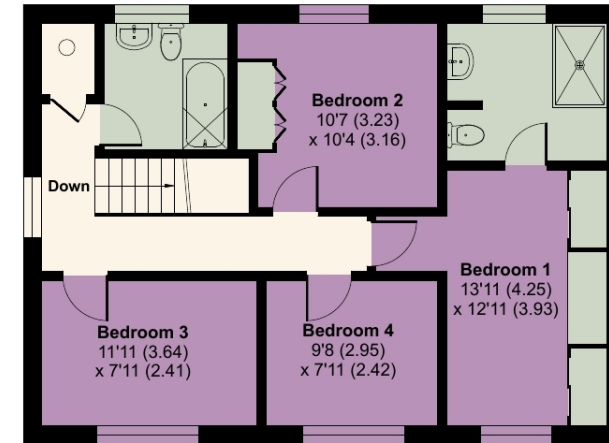




Approximate Area = 1635 sq ft / 151.8 sq m
Garage = 294 sq ft / 27.3 sq m
Total = 1929 sq ft / 179.1 sq m
For identification only - Not to scale

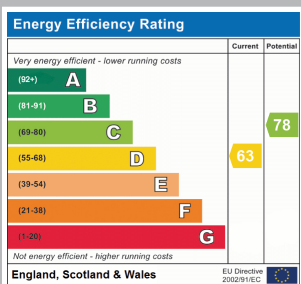


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Country Properties. REF: 1446978



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Viewing by appointment only

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