



Beech Close

Pulloxhill,
Bedfordshire, MK45 5EP
£650,000

country
properties

This delightful detached family home is tucked away within a desirable village location and offers spacious accommodation of approx. 1,891 sq.ft (inc. garage).

Perfect for modern family life, the property features three well-proportioned reception rooms including a generous 22ft living room - With a dual aspect and stunning Inglenook-style fireplace this wonderful space is a true highlight. The dining room leads directly off the kitchen (which includes a breakfast bar also giving the option for informal dining), and a further family room/study offering the versatility to fit your requirements. A ground floor cloakroom/WC and utility room add further practicality. Upstairs, there are four bedrooms (with the principal being enhanced by a private en-suite shower room), along with a family bathroom. The exterior of the property is equally impressive, featuring a large rear garden that is perfect for outdoor activities, gardening, or simply unwinding. The double garage and block paved driveway not only complement the home's kerb appeal but also provide plenty of parking and storage space. EPC: D.

- 22ft living room with feature Inglenook style fireplace
- Two further receptions
- Fitted kitchen/breakfast room
- Ground floor cloakroom/WC plus utility
- Four bedrooms (principal with en-suite shower room)
- First floor family bathroom
- Double garage & block paved driveway
- Generous rear garden



LOCATION

The charming Mid Bedfordshire village of Pulloxhill has an impressive Norman Church, public house/restaurant and great countryside walks nearby, including Centenary Wood. The adjoining parish of Flitton and Greenfield provides a village hall with recreation ground as well as further public houses/eateries. The property is within a 5 minute walk (0.2 miles) of the highly regarded Lower School, whilst Bedford's private Harpur Trust schools are within 12 miles. Commuters are well served via the mainline rail station at nearby Flitwick (approx. 1.9 miles) which provides a rail service to London St Pancras in as little as 41 mins. The historic Georgian market town of Ampthill lies approx. 4 miles distant and offers a Waitrose supermarket, variety of restaurants, boutique style shops and parkland, whilst the city of Milton Keynes is within 18 miles.

GROUND FLOOR

ENTRANCE HALL

Accessed via part glazed entrance door with glazed sidelight and canopy over. Part vaulted ceiling. Stairs to first floor landing. Radiator. Dado rail. Doors to living room, family room/study, kitchen/breakfast room and to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and wash hand basin with storage beneath. Radiator. Wall mounted fuse box. Tile effect flooring.

LIVING ROOM

Dual aspect via walk-in bay with double glazed windows to front, and double glazed sliding patio door to rear. Feature Inglenook style fireplace housing living flame effect gas fire, with double glazed windows to front and rear aspects. Two radiators. Picture rail.

FAMILY ROOM/STUDY

Double glazed box bay window to side aspect. Feature vaulted ceiling with exposed beams. Radiator. Dado rail.

KITCHEN/BREAKFAST ROOM

Double glazed window to rear aspect. Opaque double glazed window to side aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap and gas hob with extractor over, extending to create a peninsula breakfast bar. Wall tiling. Built-in double oven. Integrated fridge/freezer. Radiator. Recessed spotlighting to ceiling. Open access to dining room. Door to:



UTILITY ROOM

Opaque double glazed window to side aspect. A range of base and wall mounted units with work surface areas. Wall tiling. Wall mounted gas fired boiler.

DINING ROOM

Double glazed window and opaque double glazed door to rear aspect. Radiator.

FIRST FLOOR

LANDING

Feature arched double glazed window to front aspect. Hatch to loft. Radiator. Dado rail. Built-in cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to rear aspect. Fitted wardrobes, bedside cabinets and overhead storage units. Radiator. Door to:

EN-SUITE SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Corner shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin. Wall and floor tiling. Shaver point. Radiator. Recessed spotlighting to ceiling.

BEDROOM 2

Double glazed window to rear aspect. Radiator.



BEDROOM 3

Double glazed window to front aspect.
Radiator.

BEDROOM 4

Double glazed window to rear aspect.
Radiator.

FAMILY BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin. Wall tiling. Radiator. Tile effect flooring. Extractor. Recessed spotlighting to ceiling.

OUTSIDE

FRONT GARDEN

Lawn area. Various shrubs. Pathway leading to entrance door. Outside light. Gated side access.

REAR GARDEN

52' x 42' (15.85m x 12.80m) plus further area 52' x 26' (15.85m x 7.92m) narrowing to 14' (4.27m) Immediately to the rear of the property is a paved patio seating area leading to lawn. Various shrubs. Outside light, power point, cold water tap and gas point (for barbecue). Enclosed by fencing and hedging with gated access to further garden area with a variety of trees.

N.B. The further garden area is on a separate Title - No brick buildings may be erected.

DOUBLE GARAGE

Metal up and over door. Opaque glazed window. Power and light. Eaves storage.

OFF ROAD PARKING

Block paved driveway providing off road parking for approx. three vehicles.

Current Council Tax Band: F.

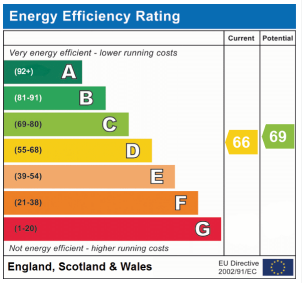




Approximate Area = 1606 sq ft / 149.2 sq m
Garage = 285 sq ft / 26.4 sq m
Total = 1891 sq ft / 175.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Country Properties. REF: 1452407



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Viewing by appointment only

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