



High Street, Ridgmont, Bedfordshire, MK43 0TS
Guide Price: £465,000 Freehold (Subject to contract)

Urban & Rural
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This superb three bedroom semi detached period home occupies an attractive position within the picturesque village of Ridgmont and provides a wealth of well proportioned, versatile internal accommodation, complemented by a generous rear garden and the added advantage of no upper chain.

Approach to the home is via a gated frontage enclosed by mature hedging, providing a degree of privacy. Once inside you're immediately greeted by the entrance hall which has a staircase running to the first floor accommodation, as well as access into the principal reception room, the living room. This commands impressive proportions, making for flexible furniture placement, whilst a feature fireplace creates an attractive focal point. A delightful triple aspect orientation ensures the room is flooded with an abundance of natural daylight.

Running parallel to here is the more formal dining room which comfortably accommodates a table and chairs, creating a real family/sociable area and the perfect space for entertaining. Beyond here is the kitchen which has been fitted with a comprehensive range of floor and wall mounted units with complementary work surfaces over. Space has been afforded for various free standing appliances, whilst a window overlooks the rear aspect and provides plenty of natural daylight.

Moving upstairs, the first floor landing gives way to all the accommodation on this level, the master bedroom of which nestles to the front elevation. Of the remaining two bedrooms, one occupies the side aspect, whilst the other sits to the rear, providing excellent flexibility for family, guests or those looking for a work from home space. They are all served by a family bathroom which incorporates a panelled bath with shower unit and glass screen positioned over, low level wc and pedestal wash hand basin. Contemporary tiling adorns the splashback areas, whilst an obscure window illuminates the space further still.

Externally, the rear garden is particularly generous and has been thoughtfully arranged with a sizeable paved patio area immediately outside the property, providing the perfect space for relaxing or entertaining. Beyond here the remainder has been laid predominately to lawn, complemented by an array of established plants, shrubs and bushes which add interest. Timber fencing encloses the boundary, whilst gated rear access completes the arrangement.

The attractive, by-passed village of Ridgmont provides a wealth of amenities locally including a lower school, Rose & Crown public house and Church as well as open countryside providing numerous walks and nature trails across the Greensand Ridge. Further local and more substantial amenities can be found in Ampthill, which is approximately 10 minutes drive from the property, and include a Waitrose store, various individually owned shops and restaurants, whilst easy access is also available into Woburn or Milton Keynes. The M1, J13 motorway is just two miles away and there are stations at Ridgmont linking to Bedford on the Marston Vale line (where there are the well-known Harpur Trust Schools) and at Milton Keynes and Flitwick platforms providing fast train services to Euston and St Pancras respectively taking approximately 40 minutes.

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Local Authority - Central Bedfordshire
Council

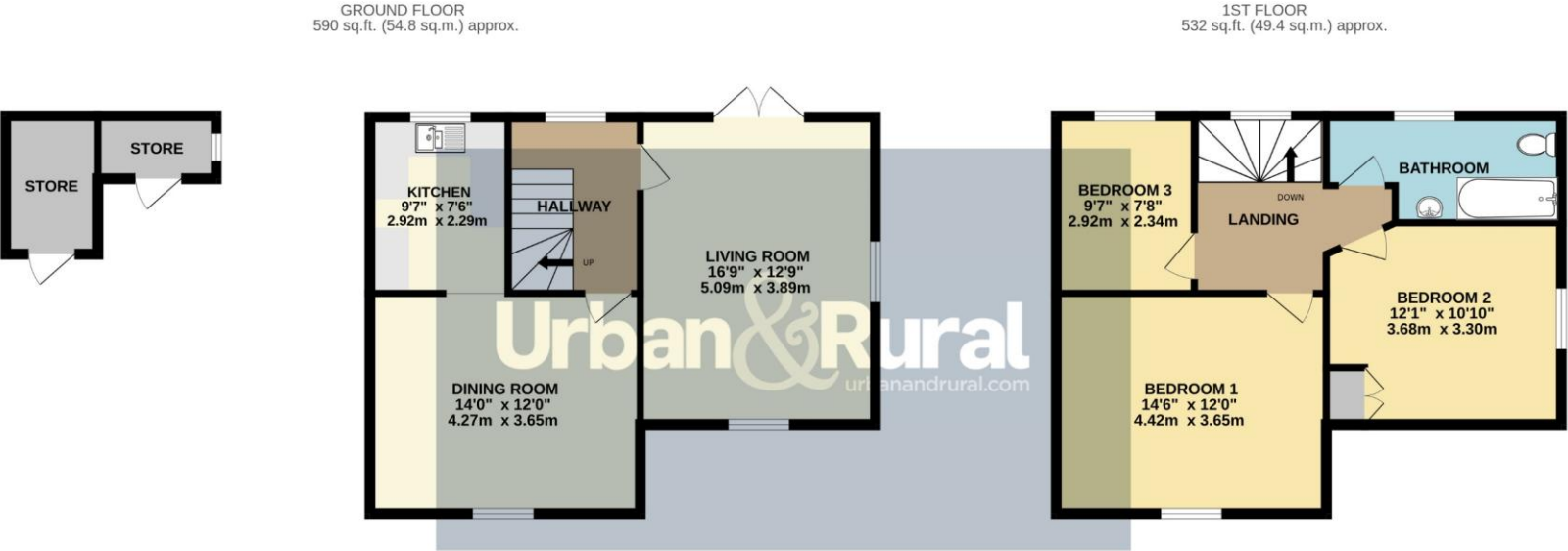
Council Tax Band - D

At a Glance:

- Rarely available three bedroom semi detached period home with a generous rear garden
- Contemporary kitchen with space for various free standing appliances
- Triple aspect living room decorated in neutral tones and hues
- Separate dining room, perfect for family meals or entertaining
- Three good sized first floor bedrooms served by a bathroom
- Generous rear garden stocked with an abundance of mature plants, shrubs and bushes
- No upper chain



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TOTAL FLOOR AREA : 1122 sq.ft. (104.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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