

Wavell Close, Stewartby, **Bedfordshire, MK43 9LW**

Asking Price: £315,000 Freehold (Subject to contract)

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Wavell Close, Stewartby, Bedfordshire, MK43 9LW

This quite superb two bedroom home occupies an attractive cul-de-sac position and provides a wealth of spacious, well presented internal accommodation, complemented by a particularly generous, thoughtfully landscaped rear garden and useful EV charging point.

Approach to the home is via a hard standing frontage providing useful off road parking. Once inside you're immediately greeted by the entrance hall which has a staircase rising to the first floor accommodation, whilst to the right hand side is the principal reception room, the lounge/diner. This commands impressive dimensions, in this case 22'2" by 15'0", making for flexible furniture placement. An inset wood burning stove sits within an attractive chimney recess, creating a delightful focal point, whilst ample space has been afforded to the far end for a table and chairs, ensuring a real family/sociable area. A generous window overlooks the front aspect and floods the room with an abundance of natural daylight.

Beyond here is the kitchen/breakfast room which has been fitted with a comprehensive range of floor and wall mounted units complemented by lighter contrasting work surfaces. Several integrated appliances have been cleverly woven into the design, whilst space has been afforded for additional free standing goods. A Velux window provides further natural light, whilst a door opens directly onto the garden beyond.

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 and benefits from an extensive run of built in wardrobes providing useful storage capacity. The second bedroom occupies the rear aspect, whilst both are served by a stylish shower room which incorporates a shower enclosure, low level wc and wash hand basin set into a vanity unit. Contemporary tiling adorns the walls, whilst recessed ceiling spotlights, a heated towel rail and obscure window complete the look.

Externally, the rear garden is particularly generous and has been thoughtfully designed and landscaped, with a paved patio area immediately outside the property providing the perfect space for relaxing or entertaining. Beyond here the remainder has been laid predominantly to lawn, flanked by timber edged borders stocked with an array of established plants, shrubs and bushes. To the far end is a secondary seating area, offering a further attractive spot in which to unwind, whilst a timber outbuilding provides useful additional storage or potential for use as a home office, subject to any necessary consents.







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Local Authority - Central Bedfordshire Council

Council Tax Band - B

At a Glance:

- Thoughtfully extended two bedroom family home occupying an attractive cul-de-sac position
- Useful EV charging point installed
- Hard standing block paved driveway
- Contemporary kitchen/breakfast room with sloped ceiling incorporating a large Velux window
- Good sized lounge/diner with wood burning stove
- Master bedroom with ample built in wardrobe space
- Superb second bedroom overlooking the rear elevation as well as a refitted shower room
- Generous, landscaped rear garden stocked with interest
- Outbuilding to the far end offering potential as a home office or hobbies room



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The village of Stewartby is located between the major town of Bedford, City of Milton Keynes and Georgian market town of Ampthill. Commuter links into London St Pancras from Bedford take approximately 40 minutes and from the Milton Keynes platform direct into Euston take as little as 35 minutes. The M1 motorway J13 is approximately 10 minutes from the home and the A1 Black Cat is around 20 minutes. The village itself offers local amenities to include a convenience store, social club and Stewartby lakes. The Forest Centre and Millennium Country Park are within a short distance from the property.



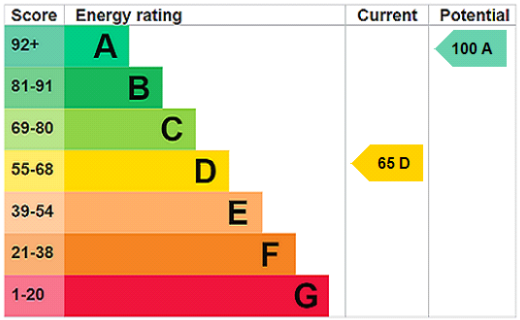




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