



Kennedy & Co.

26 St. Johns Road, Moggerhanger

MK44 3RJ

EPC: TBA * No Upward Chain! *

£695,000

- Four Double Bedroom Substantial Detached Village Home
- 16ft Reception Hallway With Re-Fitted Wet Room
- Spacious 17ft Sitting Room
- Generous 19ft Dining/Family Room
- Modern Fitted Kitchen With Breakfast Room & Utility Room
- Sun Room
- Master Bedroom With En-Suite & First Floor Shower Room
- 125ft Rear Garden



A very rare and unique opportunity to purchase this individually built, very well presented and hugely spacious four double bedroom substantial detached village home, boasting large versatile accommodation, a stunning 125ft rear garden backing on to open fields and ample off road parking for several cars, all situated within the very popular village of Moggerhanger.

This fine property itself boasts versatile ground floor accommodation including a spacious 16ft reception hallway with re-fitted modern wet room, spacious 17ft x 12ft sitting room, generous 19ft dining/family room, delightful sun room with bi-folding doors on to garden, modern fitted kitchen, breakfast room and separate utility room.

The first floor boasts a spacious master bedroom suite with a wealth of built in bedroom furniture and a larger than average en-suite bathroom, modern fitted shower room and three further double bedrooms.

Other benefits include no upward chain, uPVC double glazing throughout, and gas to radiator central heating.

Externally this superb family home benefits from a very large mono-block paved driveway providing ample off road parking for several vehicles, single garage and further remaining garage storage space both with power & light connected, and a stunning fully enclosed 125ft established rear garden backing on to open fields.

Early viewings are strongly advised to appreciate this exclusive home.

PARTICULARS

Storm porch with replaced composite obscure double glazed entrance door to:

RECEPTION HALL

16' 2" (4.93m) Feature column radiator, stairs rising to first floor, coving to ceiling, communicating doors to:

WET ROOM

uPVC obscure double glazed window to front elevation, single panel radiator, re-fitted modern three piece suite

comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into cupboard unit, shower area with fitted shower over, tiled to all elevations, tiled flooring.

LOUNGE

17' 9" x 12' 8" (5.41m x 3.86m) uPVC double glazed window to front elevation, double panel radiator and single panel radiator, feature cast iron Victorian style fireplace, coving to ceiling, folding doors leading to:

DINING/FAMILY ROOM

19' x 11' 8" (5.79m x 3.56m) uPVC double glazed window to rear elevation, single panel radiator and column radiator, coving to ceiling, Kardean flooring, door to kitchen plus uPVC double glazed French doors to:

SUN ROOM

12' 10" x 10' 7" (3.91m x 3.23m) uPVC double glazed window to rear elevation, two powered uPVC double glazed Velux windows, and double glazed bi-folding doors to side elevation, electric under floor heating, Kardean flooring, sunken spotlighting.

KITCHEN

12' 3" x 9' 4" (3.73m x 2.84m) uPVC double glazed window to rear elevation, single panel radiator, modern fitted kitchen comprising one and a half bowl stainless steel sink drainer unit with mixer taps over, fitted work surfaces, range of base units incorporating built in double oven, built in four burner induction hob, built in fridge with matching door, tiled to all splash areas, further range of matching wall mounted units incorporating fitted stainless steel extractor hood, Karndean flooring, coving to ceiling, door to:

BREAKFAST ROOM

12' 5" x 5' 4" (3.78m x 1.63m) uPVC double glazed window to side elevation and uPVC double glazed door to side elevation, fitted breakfast bar, coving to ceiling, possible use for study/office space, door to:

UTILITY ROOM

8' 2" x 7' 5" (2.49m x 2.26m) Re-fitted modern utility room comprising one bowl stainless steel sink/drainage unit, rolled top work surfaces, range of base units incorporating space and plumbing for washing machine, space for fridge/freezer,

tiled to all splash areas, further range of wall mounted units, extractor fan, sunken spotlighting, Karndean flooring, personnel door to garage.

FIRST FLOOR

LANDING

uPVC double glazed window to side elevation, single panel radiator, access to boarded loft space with fitted loft ladder, built in airing cupboard housing vented hot water system, coving to ceiling, communicating doors to:

MASTER BEDROOM

13' 1" x 12' 8" (3.99m x 3.86m) uPVC double glazed window to front elevation, single panel radiator, range of fitted bedroom furniture including wardrobes, cupboards and drawer units, coving to ceiling, door to:

ENSUITE

uPVC obscure double glazed window to front elevation, single panel radiator, re-fitted three piece white suite comprising low level W.C, wash hand basin, panelled corner

bath with mixer tap and fitted shower over, tiled to all elevations, coving to ceiling.

BEDROOM TWO

12' 8" x 11' 10" (3.86m x 3.61m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling.

BEDROOM THREE

12' 3" x 11' 5" (3.73m x 3.48m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling.

BEDROOM FOUR

12' 1" x 8' (3.68m x 2.44m) uPVC double glazed window to front elevation, single panel radiator, built in double wardrobe, coving to ceiling.

SHOWER ROOM

uPVC obscure double glazed window to rear elevation, single panel radiator, fitted three piece white suite comprising low level W.C, wash hand basin set into cupboard unit, large double shower cubicle with fitted shower over, tiled to all elevations, coving to ceiling.



EXTERNALLY

FRONT

Extensive mono-block paved driveway providing off road parking for several vehicles, small shingled area, gated access to side leading to:

REAR GARDEN

Approximately 125ft in length. Fully enclosed established rear garden, initial covered paved patio area providing an excellent entertaining space, mainly laid to lawn with mature tree and shrub borders, further large shingled seating area, metal shed, outside tap, outside lighting, personnel door to:

GARAGE

Electric roller door, power and light connected, uPVC double glazed door to rear elevation.

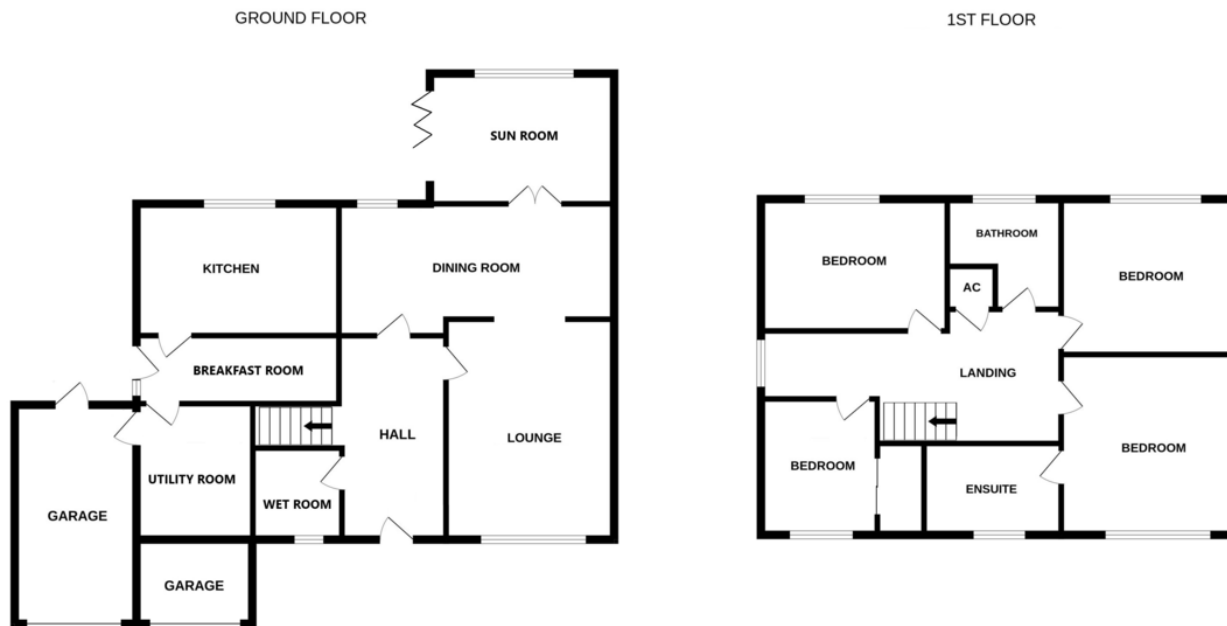
GARAGE SPACE

Roller door, power and light connected, remaining garage space ideal for storage.

COUNCIL TAX BAND Tax band F

TENURE Freehold

LOCAL AUTHORITY Central Bedfordshire Council



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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