



Castles

PINKLE HILL ROAD
Heath and Reach, Central Bedfordshire LU7 0AG

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£585,000
(Freehold)

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Positioned centrally within the village of Heath and Reach, tucked away on a no through road, this immaculately presented and extended detached family home is offered to the market with no upper chain.



The dual aspect, 25ft lounge is flooded with natural light and benefits from feature fireplace and patio doors onto the rear garden. Situated off the lounge is a study/playroom. The kitchen diner has been updated to both be stylish and functional, with granite work surfaces and range cooker. Beyond the kitchen is garage accessed via an integral door with an utility area to the rear of the garage. Downstairs also benefits from a W.C.

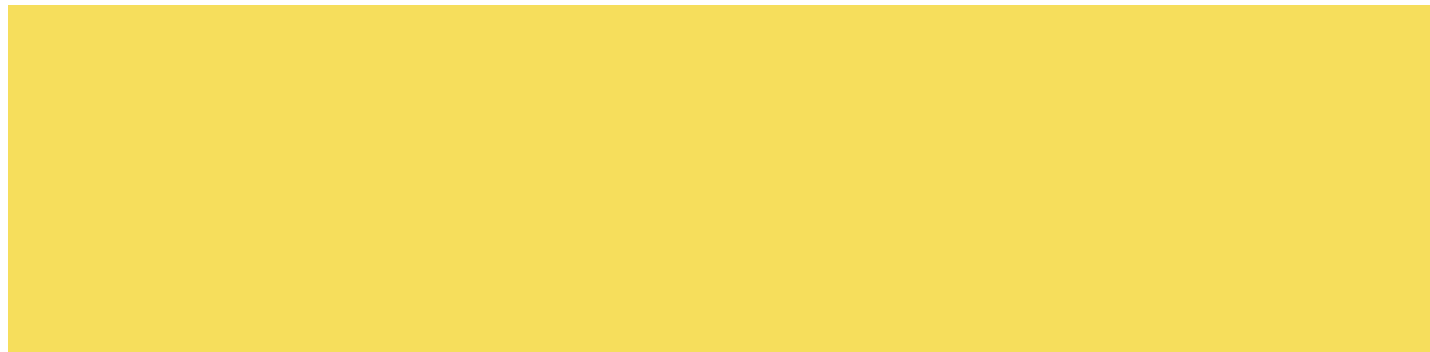
Rising to the first floor the galleried landing provides access to four well balanced double bedrooms all with built in storage including a master suite with dressing room and en suite. There is also a fully fitted family bathroom. To the front of the property, there is driveway parking and a garage.

Specifications

- 4 BEDROOMS
- 2 RECEPTIONS
- 2 BATHROOMS
- DRESSING AREA & ENSUITE
- KITCHEN/DINER
- DUAL ASPECT 25ft LOUNGE
- STUDY
- GARAGE
- UTILITY AREA
- DRIVEWAY PARKING
- VIEWS ACROSS THE VALLEY



The rear garden is mainly laid to lawn with patio area and roof top views.



Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

Council Tax Band: D

EPC Rating: C

Ground Floor
Approx. 93.9 sq. metres (1011.1 sq. feet)



First Floor
Approx. 75.6 sq. metres (814.0 sq. feet)



Total area: approx. 169.6 sq. metres (1825.1 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

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