TAYLOR MADE
Bedford

High Street, Thurleigh, Bedford, MK44 2DS

£450,000 Freehold

A luxuriously appointed brand new 3 bedroom detached home situated in this sought after village location. The property is build complete and ready for occupation and includes high quality flooring throughout, integrated appliances in the kitchen and superb finishes to the bathroom and en suite including full tiling to the walls.

The superb accommodation includes a spacious entrance hall with guest cloakroom, spacious Living room to the front and a fantastic kitchen/diner with bi-fold doors leading to the rear garden. Upstairs the master bedroom comes with a luxury fully tiled en suite shower room and there are two further generous bedrooms and a superb family bathroom.

Externally there is a two car driveway leading to a large single garage and an enclosed rear garden with a generous patio area and newly laid turf.

Internal viewing is highly recommended.

Entrance Hall

WC

Lounge
16' x 10'8 (4.88m x 3.25m)

Kitchen/Diner
19'3 x 13'7 (5.87m x 4.14m)

Landing

Bedroom 1
11'1 x 9'8 (3.38m x 2.95m)

Ensuite

Bedroom 2
10'8 x 9'8 (3.25m x 2.95m)

Bedroom 3
9'8 x 9'1 (2.95m x 2.77m)

Bathroom

Enclosed Rear Garden

Garage & Driveway

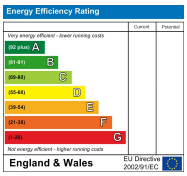
Specification
KITCHEN - Luxury shaker style kitchen units
Quartz work surfaces
Neff double oven
Caple/AEG appliances including: full height fridge/ freezer, induction hob, dishwasher and washing machine.
Monobloc mixer tap
Luxury Karndean flooring
Under unit lighting
BI folds to rear garden
BATHROOMS & ENSUITES - Fully tiled with Verona signature Tiles
Luxury sanitaryware with high quality vanity units to sinks
Rain head and normal head to showers
Vado chrome ironmongery
Chrome heated towel rails
Mist free mirrors with lighting
GENERAL - Samsung Air source heat pumps serving underfloor heating to ground floor and radiators to first floor
Mains powered smoke and heat detectors
Cottage style internal doors finished in white with chrome handles
Quality carpets fitted to main reception, stairs and the remainder of the first floor
Chrome sockets throughout
Downlighters to entrance hall, kitchen/diners and all wetrooms
Glazed balustrade to feature staircase
Cat 5e cabling for high speed broadband
Mains powered alarm
OUTSIDE - Landscaped front gardens and turfed rear gardens
Generous patios and paving in modern porcelain slabs
Outside tap and power point
Chrome wall lights at all points of exit from the property
Power and light to the garage where applicable
Block paved driveways

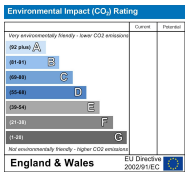
Service Charges

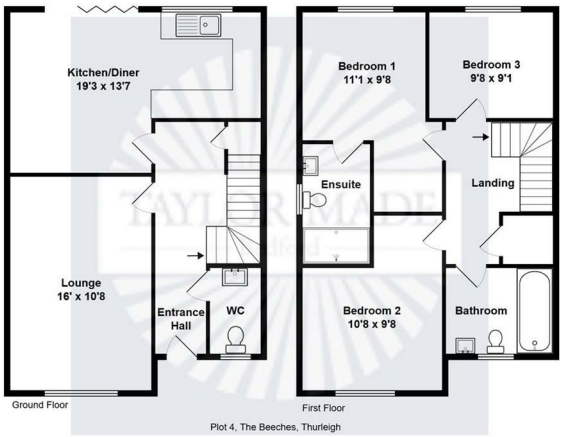
Thurleigh
Thurleigh is located in the North Bedfordshire countryside with many ideal walks and is home to around 250 dwellings that make up a vibrant and friendly community. Village life is centred around the sociable village hall and cricket club with sports and social facilities. Nearby, the larger village of Sharnbrook offers schooling, a variety of pubs, restaurants, theatre, surgery and range of independent shops is just a short drive or cycle ride away with free buses to Sharnbrook School plus a mobile library and post office. Bedford town is approx 8 miles away with further shopping and the main Bedford Train Station. There is easy access to the A6 and the A421 providing access to the M1 and A1 motorways. Thurleigh has many bridle paths and is close to the equestrian facilities of the College Equestrian Centre at Keysoe.

Agents Notes
Certain photographs may be of other plots available and some have been virtually staged using AI-generated furnishings and décor for illustrative purposes.

Council Tax: New Build







Plot 4, The Beeches, Thurleigh

Total Area: 102 SqM = 1093 SqFt (approx)

Please note this floorplan and all furniture shown is for illustration purposes only.
It is not drawn to scale and any measurements, floor areas, openings and orientations are approximates.
No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s).
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