CRANES

77 Thillans, Cranfield, MK43 0WP

£430,000

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Bedford, MK43 0WP

- VERY WELL PRESENTED
- THREE BEDROOMS
- ENSUITE TO MASTER
- DRIVEWAY
- DETACHED
- UTILITY ROOM
- CONVERTED GARAGE
- INTERNAL VIEWING RECOMMENDED

Situated within a popular and well-established development, this attractive three-bedroom detached family home offers spacious accommodation throughout, a low-maintenance rear garden, and a partially converted garage providing flexible additional living space.

The property opens into a welcoming entrance hall leading through to the kitchen, fitted with integrated appliances and benefiting from plenty of natural light. The kitchen also provides access to a useful utility room, downstairs WC, and the rear garden. To the rear of the property, the cosy living room enjoys views over the garden and features double doors opening directly onto the patio, creating an ideal space for both relaxing and entertaining.

Upstairs, there are two well-proportioned double bedrooms alongside a modern fully tiled family bathroom. The principal bedroom completes the first floor and benefits from a stylish fully tiled en-suite shower room.

Outside, the rear garden has been fully paved for ease of maintenance and offers access to the garage. Approximately two-thirds of the garage has been converted into a versatile additional room, ideal for use as a home office, snug, or gym, and is fitted with air conditioning. The remaining section of the garage provides valuable storage space with access available from both the garden and driveway. To the front, the driveway provides off-road parking for two vehicles.

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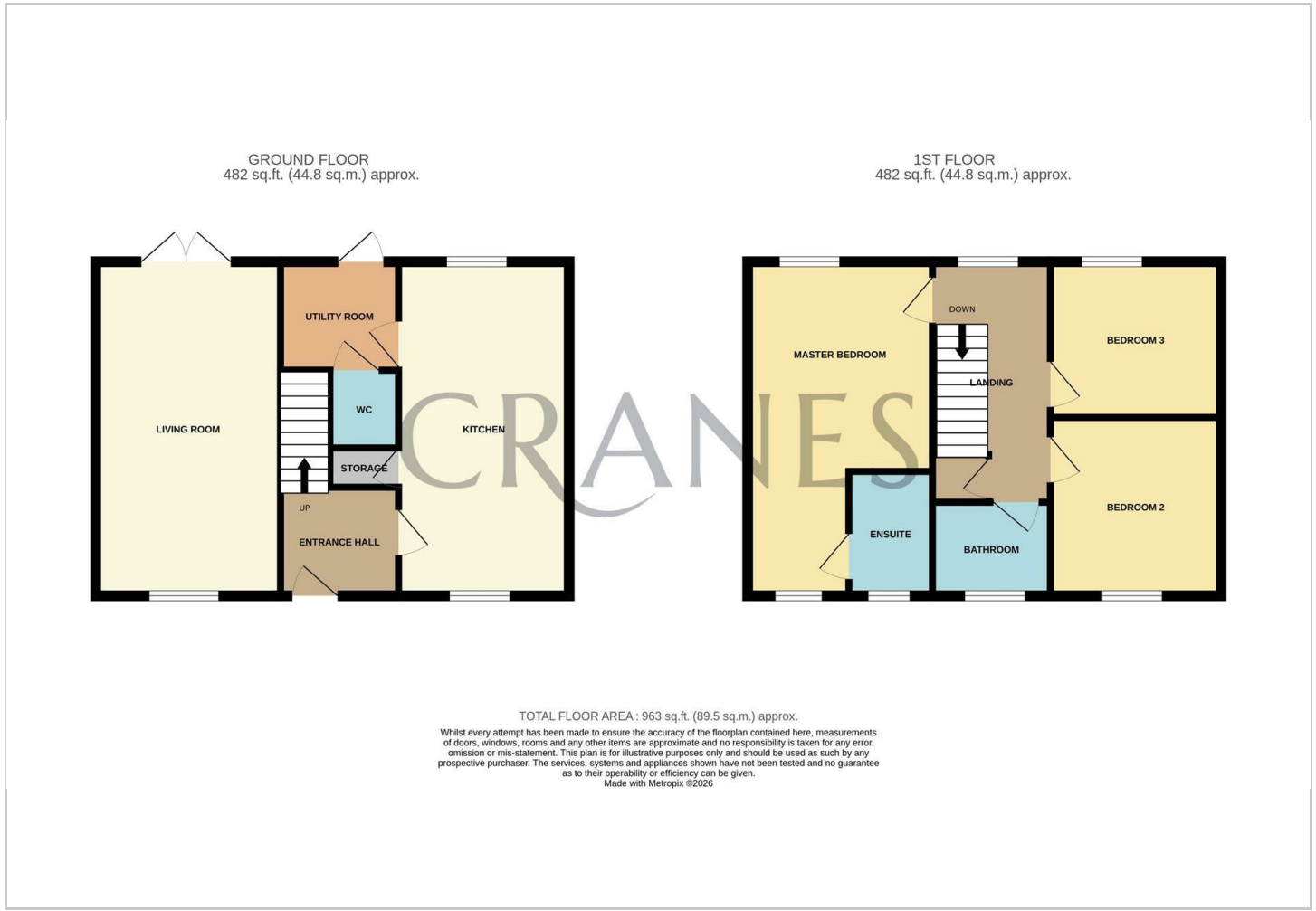
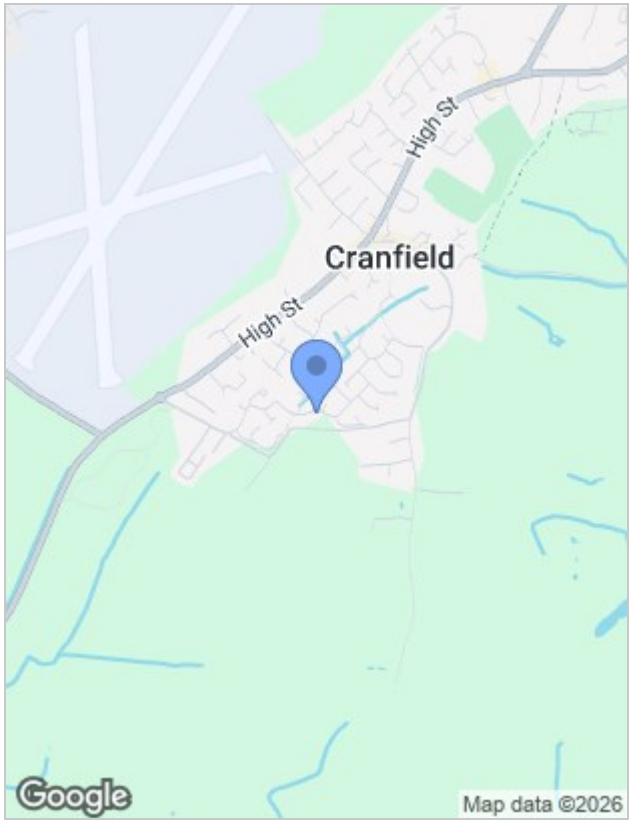
ENTRANCE HALL	6'5" x 12'5" (1.98 x 3.8)
LIVINNG ROOM	18'5" x 10'2" (5.62 x 3.11)
KITCHEN	18'5" x 9'4" (5.62 x 2.87)
UTILITY	6'0" x 6'5" (1.83 x 1.98)
W/C	4'3" x 3'9" (1.31 x 1.15)
BEDROOM ONE	18'5" x 10'2" (5.62 x 3.11)
ENUITE	6'10" x 4'7" (2.09 x 1.41)
BEDROOM TWO	9'10" x 9'4" (3 x 2.87)
BEDROOM THREE	8'7" x 9'4" (2.62 x 2.87)
BATHROOM	6'5" x 5'1" (1.98 x 1.57)

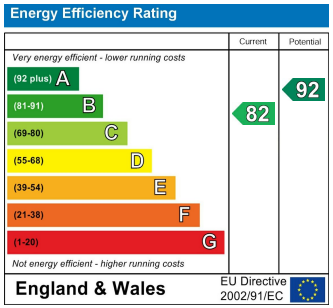
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Cranes Estate Agents Office on 01234 750900 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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