

BOND & SHERWILL



Dunsfold Rise

Occupying a much sought-after plot opposite the popular Woodcote School this imposing five-bedroom, semi-detached property is ideal for anyone who wants to enjoy a spacious interior.

Entering the ground-floor you will see a wet room, dual-aspect lounge and family room. Continuing through the ground-floor you will find the contemporary kitchen/diner including quartz work surfaces and island along with access to a conservatory.

Ascending the first-floor you will be delighted by the master bedroom which includes a walk-in wardrobe and en-suite. You will also find three further good-size bedrooms and a family bathroom. Heading up to the second-floor you will find another capacious bedroom which is dual-aspect with another shower room and a study perfect for anyone who works from home.

The rear garden is mostly-level with access both from the lounge and kitchen/diner making it ideal for entertaining while the front garden includes off-street parking.

£ 780,000

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Porch

The porch includes double-glazed glass-panel double doors.

Entrance Hall

The entrance hall includes smoke alarm and stairs ascending to first-floor.

Lounge

The lounge is dual-aspect and includes two casement double-glazed window, two radiators, double-glazed sliding door to rear garden and tiled floor.

Wet Room

The wet room includes low-level W.C with dual-flush, heated chrome towel rail, wash-hand basin with mixer tap, extractor fan, shower area with wall controls, tiled walls, tiled floor and opaque double-glazed window.

Family Room

The family room includes two casement double-glazed window, radiator, tiled floor and coved ceiling.

Kitchen/Diner

The kitchen/diner is dual-aspect and includes quartz work surface area with wall & base level units, under-cabinet lighting, space for washing machine, integrated dishwasher, space for free-standing fridge/freezer, one & a half bowl under-mount sink with drainer, four-ring gas hob with extractor hood, gas oven, wall radiator, four casement double-glazed window, double-glazed door to conservatory, double-glazed sliding door to rear garden, cupboard housing Vailant boiler & hot water cylinder, under-floor heating, island with quartz work surface area and down-lights.

Conservatory

The conservatory includes double-glazed windows and double-glazed glass-panel door to front garden.

First-Floor Landing

The landing includes smoke alarm and stairs ascending to second-floor.

Family Bathroom

The bathroom includes panel-enclosed bath with shower hose attachment, tiled walls, low-level W.C with dual-flush & concealed cistern, chrome heated towel rail, two casement double-glazed window, vanity unit incorporating wash-hand basin & mixer tap and tiled floor.

Bedroom Two

Bedroom two includes four-casement double-glazed window, fitted wardrobes, radiator and wood flooring.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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Bedroom Three

Bedroom three includes four-casement double-glazed window, fitted wardrobes, radiator and wood flooring.

Bedroom Five

Bedroom five includes two casement double-glazed window and radiator.

Master Bedroom

The master bedroom includes four casement double-glazed window, radiator, smoke alarm, down lights and door leading to walk-in wardrobe.

Master Bedroom Walk-In Wardrobe

Master Bedroom En-Suite

The en-suite includes heated chrome towel rail, shower cubicle with wall controls, low-level W.C with dual-flush, single casement double-glazed opaque window, tiled floor, tiled walls, vanity unit incorporating wash-hand basin with mixer tap, extractor fan and down-lights.

Second-Floor Landing

The second-floor landing includes velux window and smoke alarm.

Bedroom Four

Bedroom four is dual-aspect and includes two velux windows, three casement double-glazed window, radiator, storage into eaves and down-lights.

Shower Room

The shower room includes low-level W.C with dual-flush, vanity unit incorporating wash-hand basin, single casement double-glazed opaque window, shower enclosure with wall controls, extractor fan and down-lights.

Study

The study includes velux window, radiator, storage into eaves and down-lights.

Rear Garden

The rear garden is mostly laid to lawn and includes a water tap.

Front Garden

The front garden is partially laid to lawn with off-street parking. Features include a shed and a range of trees, plants & shrubs.

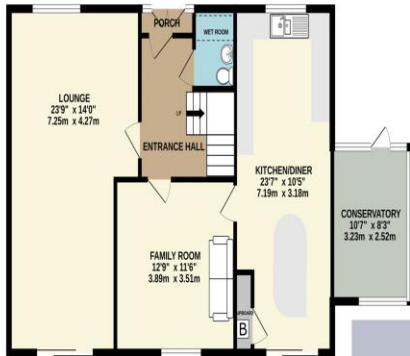


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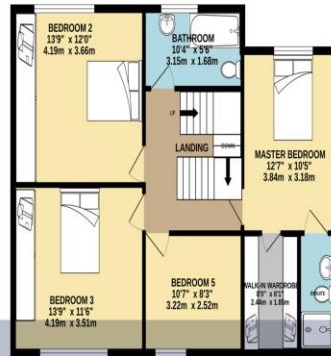
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Dunstable Rise

GROUND-FLOOR
912 sq.ft. (84.7 sq.m.) approx.



FIRST-FLOOR
795 sq.ft. (73.8 sq.m.) approx.



SECOND-FLOOR
453 sq.ft. (42.1 sq.m.) approx.



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EST. 1908

TOTAL FLOOR AREA: 2160 sq.ft. (200.7 sq.m.) approx.

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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Energy Performance Certificate

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