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12 St Martins Cottage Dunton Road, Stewkley, Leighton Buzzard, LU7 0HZ

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Guide Price £900,000

- FOUR BEDROOM DETACHED FAMILY HOME IN PICTURESQUE STEWKLEY
- ELEGANT LOUNGE WITH HERRINGBONE PARQUET FLOORING AND FIREPLACE
- IMPRESSIVE OPEN PLAN KITCHEN/DINING ROOM WITH ISLAND AND BI-FOLD DOORS
- FOUR WELL-PROPORTIONED BEDROOMS AND FOUR PIECE FAMILY BATHROOM
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES AND DOUBLE GARAGE
- SPACIOUS ENTRANCE HALL WITH STAIRCASE TO FIRST FLOOR
- ADDITIONAL RECEPTION ROOM OFFERING FLEXIBLE LIVING SPACE
- UTILITY ROOM AND GROUND FLOOR CLOAKROOM
- PRIVATE ENCLOSED REAR GARDEN WITH DECKING AND PATIO AREAS
- INTERACTIVE VIRTUAL TOUR

Set within the picturesque village of Stewkley, this stunning four bedroom detached family home offers elegant, well-balanced accommodation, beautifully presented throughout and perfectly suited to modern family living.

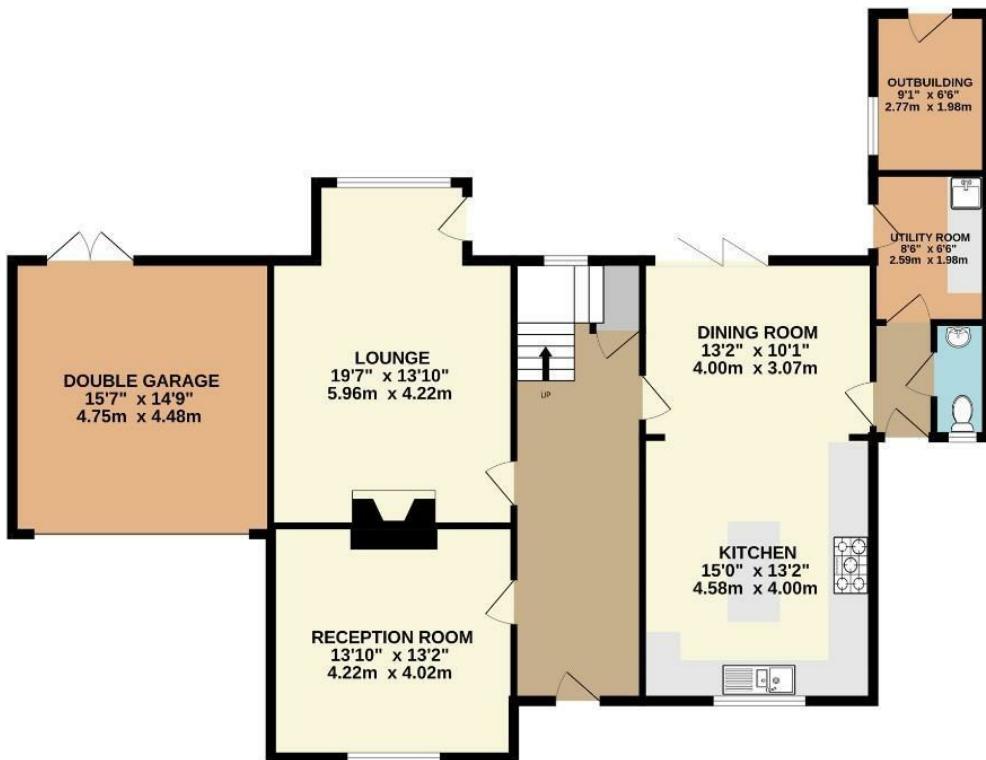
From the moment you step inside, the sense of space and quality is immediately apparent. A generous entrance hall welcomes you in, with stairs rising to the first floor and access to the main living areas. The principal lounge is a stylish and inviting space, enhanced by herringbone parquet flooring and a feature fireplace, creating a warm and sophisticated atmosphere. A further separate reception room, also finished with herringbone parquet flooring, provides excellent flexibility for use as a family room, playroom or home office.

The heart of the home is the impressive open plan kitchen and dining room. Fitted with an extensive range of floor and wall mounted units, complemented by stone worktops, a central island and a range cooker, this superb space is ideal for both everyday living and entertaining. The dining area opens seamlessly to the rear garden via bi-folding doors, creating a wonderful indoor-outdoor flow. Leading from the kitchen is a practical utility room and a ground floor cloakroom, adding to the home's functionality.

Upstairs, the bright and airy landing benefits from ample natural light and leads to four well-proportioned bedrooms, three of which are generous doubles. These are served by a beautifully appointed four piece family bathroom suite, providing comfort and style for the whole household.

Externally, the property continues to impress. The enclosed and private rear garden is mainly laid to lawn, complemented by mature flower beds and established trees. A covered decking area and additional patio provide ideal spaces for relaxing and entertaining in all seasons. To the front, a substantial driveway offers parking for multiple vehicles and leads to a double garage, ensuring excellent storage and convenience.

GROUND FLOOR  
1315 sq.ft. (122.1 sq.m.) approx.



1ST FLOOR  
853 sq.ft. (79.2 sq.m.) approx.



TOTAL FLOOR AREA : 2168 sq.ft. (201.4 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 Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		









