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5 Goodwins Mead, Cheddington, Leighton Buzzard, LU7 0RZ

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## Offers In Excess Of £500,000

- EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- OPEN PLAN KITCHEN WITH SEPARATE UTILITY ROOM
- FOUR BEDROOMS INCLUDING THREE DOUBLES
- ENCLOSED REAR GARDEN
- LOCATED IN THE SOUGHT AFTER VILLAGE OF CHEDDINGTON
- SEPARATE DINING ROOM AND CONSERVATORY
- GROUND FLOOR SHOWER ROOM
- DRIVEWAY PARKING AND GARAGE
- INTERACTIVE VIRTUAL TOUR

This well-presented and extended four bedroom semi-detached family home, ideally positioned within the picturesque and highly sought-after village of Cheddington. Offering generous and versatile living accommodation arranged over two floors, this attractive home is perfectly suited to growing families and those seeking flexible living space in a popular village setting.

The property is entered via a welcoming entrance hall which leads through to a spacious and comfortable lounge featuring a character fireplace, creating a warm and inviting focal point for the room. A separate dining room provides an excellent space for family meals and entertaining, while to the rear the conservatory enjoys pleasant views over the garden and offers a bright and relaxing additional reception space.

At the heart of the home is the open plan kitchen, which offers a good range of floor and wall mounted units and provides ample space for everyday family life. This is complemented by a separate utility room, offering space for appliances, as well as a very useful ground floor shower room, adding to the practicality and flexibility of the accommodation.

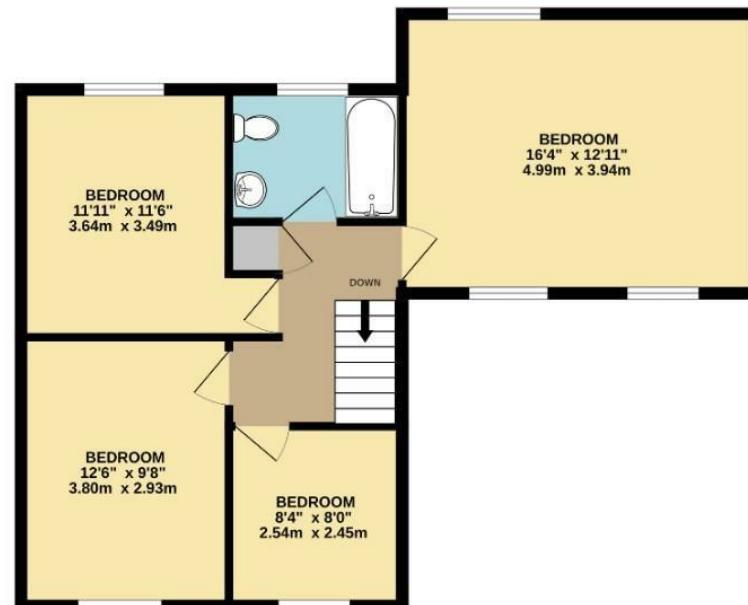
On the first floor, the landing leads to four well-proportioned bedrooms, three of which are generous doubles. The main bedroom is particularly spacious, making it a superb main bedroom. The remaining bedrooms are ideal for children, guests or home working, and are served by the family bathroom.

Externally, the property continues to impress. To the front there is a driveway providing off-road parking for multiple vehicles and access to the garage. To the rear, the enclosed garden offers a good degree of privacy and is ideal for both families and entertaining.

GROUND FLOOR  
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1384 sq.ft. (128.6 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		







