

Bellway, Woburn Sands, MK17 8UG  
Price: Offers Over £375,000 Freehold



Situated within a cul-de-sac, this three bedroom terraced home is presented in excellent cosmetic condition throughout. The property benefits from a southerly facing rear garden and a generous frontage providing off-road parking for approximately four vehicles and an EV charger.





# Bellway

## Woburn Sands, MK17 8UG



Situated to the edge of Woburn Sands with stunning countryside on your doorstep. There are schools for all ages nearby as well as Woburn Sands train station with trains to Bletchley and Bedford and garden centres. The main hub of Woburn Sands is close by with it's high street where you will find a variety of shops, boutiques, eateries and pubs. The town has the stunning backdrop of Aspley Woods. Neighbouring villages are Aspley Guise and Woburn. There are convenient road links to the M1 and A421 Bedford Bypass, and Central Milton Keynes is approximately a 15 minute drive.



Upon entering the residence, you are welcomed into a hallway with a window to the front, inset ceiling lights and space for coat storage. Stairs rise to the first floor, and a door leads through to the living room. The ground floor is finished throughout with hardwood effect laminate flooring, creating a smart and cohesive look.

The living room is a bright space, featuring bi-fold doors opening onto the rear garden, a convenient under stairs storage cupboard and inset ceiling lights. The chimney breast houses a log burner, creating a warm and cosy focal point.

From the living room, a door leads into the dual aspect kitchen and dining area, which features inset ceiling lights and a breakfast bar. The kitchen is fitted with a range of units and drawers, complemented by wooden work surfaces incorporating an inset sink and drainer with mixer tap, as well as an induction hob with extractor above. Built-in appliances include a double oven, with additional space provided for a dishwasher and fridge freezer.

A door leads through to the utility room, which benefits from a side window and a door to the side, along with access to a storage cupboard. The utility room is fitted with further units and drawers, wooden work surfaces incorporating a Belfast-style sink with mixer tap, and space for a washing machine and tumble dryer.

A further door opens into the cloakroom, which features a window to the rear and is fitted with a wash bowl set on a vanity unit and a low-level WC.

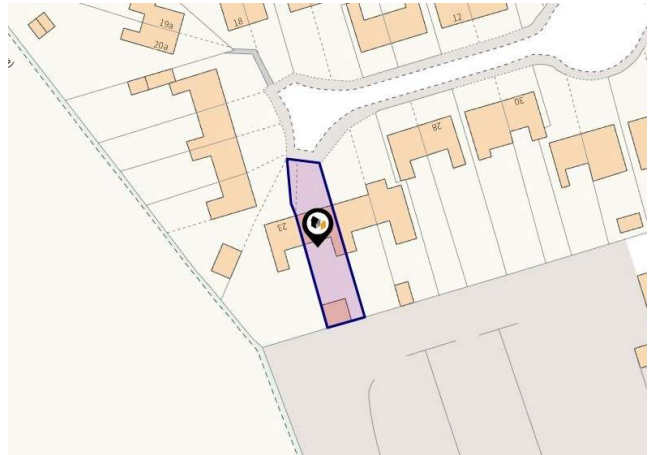
From the landing, doors lead to three bedrooms, all of which benefit from built-in storage, and the family bathroom. The bathroom is fitted with a refitted white suite, comprising an L-shaped bath with shower over, a wash basin set into a vanity unit, and a WC. The space is finished with stylish tiled walls, porcelain tiled flooring, inset ceiling lights, and a heated towel rail.

Externally to the rear is an enclosed garden with patio area, shrub and plant borders, the remainder is mainly laid to lawn. To the rear of the garden is a versatile garden room which has been insulated and has electric heating and lighting, currently used as a home office and gym.

The property has owned solar panels with the benefit of battery storage.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		85
B (81-90)		
C (69-80)		
D (55-68)	62	
E (49-54)		
F (41-48)		
G (35-40)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

## Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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