



**6 VERBENA GARDENS
HOUGHTON CONQUEST, MK45 3FU**

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FREEHOLD GUIDE PRICE: £470,000

IMMACULATELY PRESENTED 4 BEDROOM DETACHED HOME ON A MODERN DEVELOPMENT

An immaculately presented modern 4 double bedroom detached home on a recently built development on the edge of Central Bedfordshire offering spacious accommodation and parking for 4 cars. Located close to Houghton Conquest on the Greenlakes Rise Development, this lovely property was built approximately 4 years ago by Morris Homes which now provides established living on a modern purpose-built development. In brief; the accommodation offers: Entrance porch, entrance hall, cloakroom, lounge to rear aspect with 'French Doors' leading to a decking area, flame effect marble fireplace, kitchen/breakfast room to the rear aspect with 'French Doors' leading to a patio area; study/dining room, partially converted garage to create a utility room with additional storage and internal door to the rear on the remaining garage space (currently storage space which can still be used as a garage). Upstairs is a landing with an airing cupboard containing a pressurised hot water tank system, access to the loft space, spacious master bedroom with an impressive size en-suite shower room with underfloor heating, a guest bedroom, 2 further double bedrooms and a family bathroom. Outside to the front is a good size driveway allowing side-by-side parking for 4 cars and access to the garage; the fully enclosed rear garden is of good size and offers fully established landscaping and a decking area by the lounge, a patio area by the breakfast room with the remainder mainly laid to lawn, as well as ample storage space to both sides of the property and a side garden leading to the driveway and front.

The property benefits from: Offering the best of a modern, new build property but with established landscaped gardens, driveway for 4 cars side-by-side, 2 reception rooms plus kitchen/breakfast room, 4 double bedrooms, en suite to master, lovely, good size landscaped rear garden.

The Greenlakes Rise Development is just to the east of Houghton Conquest village which is located south of Bedford on the A6 corridor and approximately 4 miles away from the historic town of Ampthill. Houghton Conquest village offers a local convenience store with post office, warm/welcoming pub/restaurants and scenic walks. The property is well placed for local schools and the highly regarded Harpur trust private schools in Bedford town centre. A mainline railway station can be found either on the western fringe of Bedford town centre or at Flitwick and offers fast and frequent commuter links to London and the North and easily accessible road links to the A1 and M1 junction 12 and 13.

- 4 DOUBLE BEDROOMS**
- EN SUITE TO MASTER**
- LOUNGE TO REAR ASPECT**
- KITCHEN/BREAKFAST ROOM**
- STUDY/DINING ROOM**

- UTILITY AND STORAGE ROOM**
- GOOD SIZE REAR GARDEN**
- GARAGE**
- PARKING FOR 4 CARS**
- IMMACULATE THROUGHOUT**

Call Compass Residential Homes on 01234 214234 to arrange your viewing.

**COUNCIL TAX TELEPHONE BEDS BOROUGH COUNCIL DIRECT LINE 01234 718097
(Option 5)**

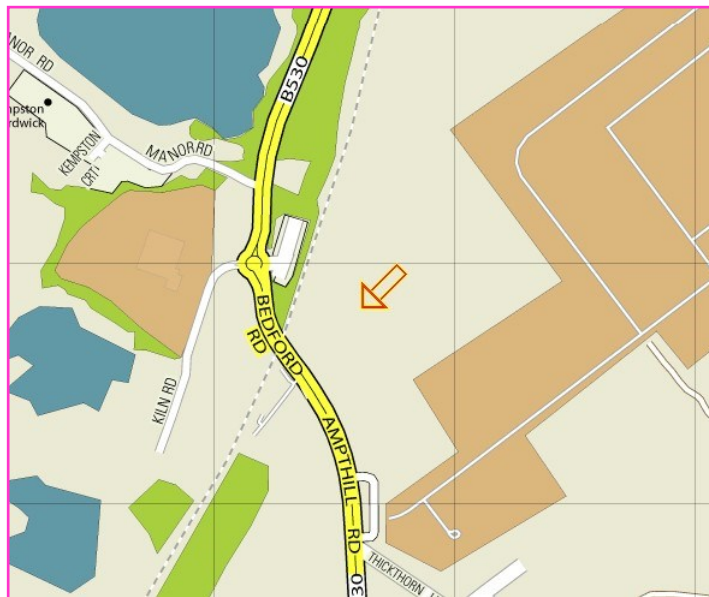
PLEASE NOTE: NONE OF THE SYSTEMS & APPLIANCES IN THIS PROPERTY HAVE BEEN TESTED.

PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.

Money Laundering Act 2004 we are required to obtain photographic identification of any persons purchasing a property through our firm. Upon acceptance of an offer you will need to provide an original official document eg new style driving license/passport for copying purposes, to be held on file in order to comply with our obligations as estate agents covered by the act.

Compass Residential Homes for themselves, and for the vendors of the property, whose agents they are, give notice that; (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Residential Homes has any authority to make or give any representation or warranty whatsoever in relation to the property. NOVEMBER 2021. These details are presented Subject to Contract and Without Prejudice.

MAP:



Energy performance certificate (EPC)

6, Verbena Gardens Houghton Conquest BEDFORD MK45 3FU	Energy rating B	Valid until: 21 December 2026 Certificate number: 8746-7232-4709-3982-5926
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Property type	Detached house
Total floor area	130 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

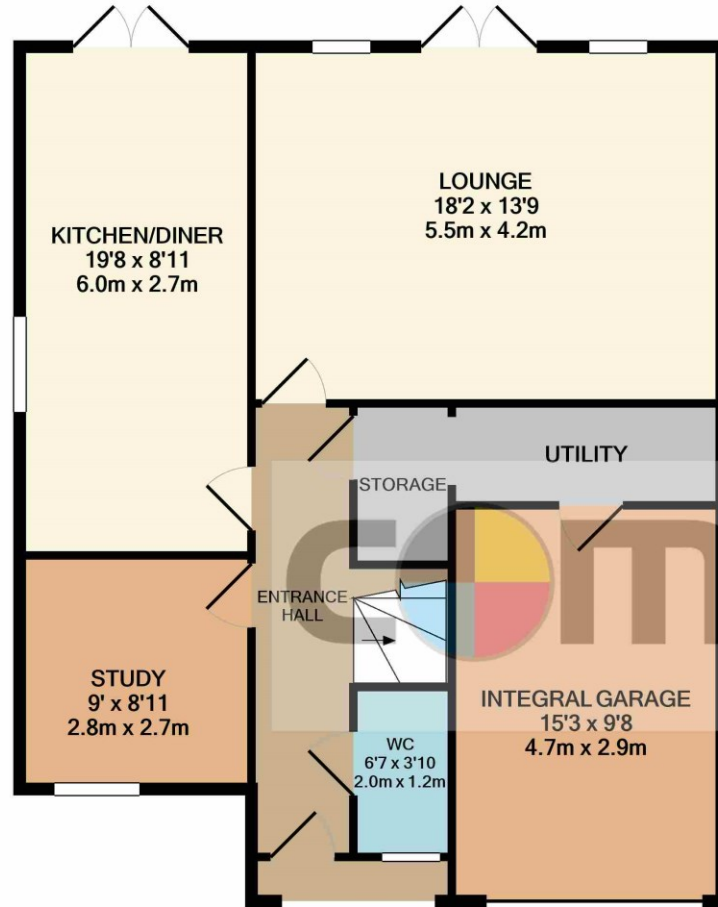
Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

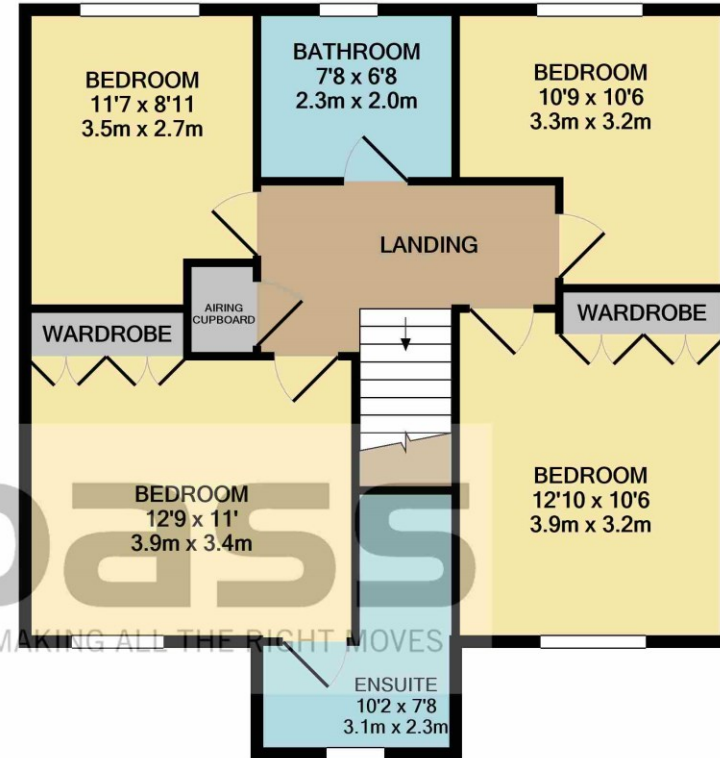
For properties in England and Wales:

the average energy rating is D
the average energy score is 60

FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 857 SQ.FT.
(79.6 SQ.M.)



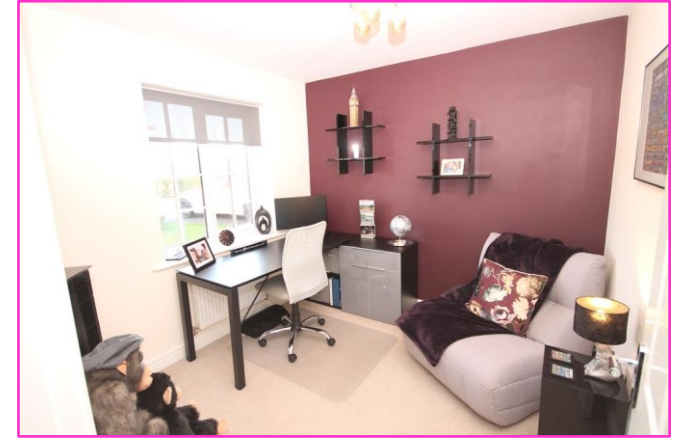
1ST FLOOR
APPROX. FLOOR
AREA 696 SQ.FT.
(64.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1552 SQ.FT. (144.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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COMPASS RESIDENTIAL HOMES
Compass House
14-16 Bromham Road
Bedford MK40 2QA

T: 01234 214234

F: 01234 358007

E: info@compasspropertygroup.co.uk

W: www.compasspropertygroup.co.uk

www.rightmove.co.uk

www.zoopla.co.uk

compass