



**9 ALL SAINTS ROAD, COPLE,
BEDS, MK44 3TW**

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GUIDE PRICE: £425,000

EXTENDED 4 BEDROOM SEMI-DETACHED FAMILY HOME NESTLED AT THE END OF A PEACEFUL CUL-DE-SAC.

A very well presented and 2 storey extended 4 bedroom semi-detached family home located at the end of a peaceful cul-de-sac location within the desirable South Beds village of Cople. This lovely spacious property offers 1656sq ft of living space, is light and airy with well-balanced accommodation over 2 floors, has a flowing layout and offers open plan family life at it's best with potential to create an annexe facility if so desired. The accommodation is laid out as follows: covered entrance porch, welcoming entrance hall, formal lounge with a quality feature open fireplace, a splendid family room open plan to a full width kitchen diner fitted in light oak units with integrated dishwasher and range cooker and a separate larder area housing an American fridge freezer and ample storage cupboards, large utility room with space for washing machine, tumble dryer and a low level fridge or freezer and a study to the rear aspect completes the ground floor layout. **AGENTS NOTE:** An annexe facility could easily be formed by converting the garage into a lounge/bedroom, the utility room into a good size kitchen and the study into a shower room as all the plumbing is already in situ to facilitate this. On the 1st floor: master bedroom with modern en suite shower room, 2 further large double bedrooms, one generous single bedroom and a lovely fully tiled family bathroom comprising of a triple shower cubicle, vanity sink, bath and WC. Externally to the front: Gravel driveway providing off road parking for 3 cars leading to an integral single garage with electric up and over door, and to the rear is a splendid non-overlooked rear garden 30ft x 60 ft with a sunny south west facing aspect and is predominantly laid to lawn and patio and backs onto a nature reserve. A truly spacious and stunning family home in an idyllic location. An internal inspection comes recommended to fully appreciate all this established family home has to offer combined with the desired location.

The property benefits from: Gas to radiator central heating via a Worcester Bosch combination boiler installed in 2015, rewired in 2014, side and rear extensions carried out in 2015, UPVC double glazed doors and windows, UPVC soffits and fascias, brand new quality flooring to the kitchen, dining family room and is in lovely order throughout.

The property is situated in a desired and peaceful village location. Local shops and a Post Office are a short drive away in the neighbouring village of Willington as is the highly regarded Danish Camp restaurant situated on the banks of the River Ouse and is ideal for riverside country walks. Extensive shopping facilities are a short drive away in Bedford town centre and on the Western fringe is the mainline railway station which offers fast & frequent commuter links to London & The North. The property falls within a good local authority school catchment for all age groups and excellent vehicular access to the A1M, M1 and A1 are close by via the Bedford Southern bypass.

- 4 BEDROOMS
- ENSUITE TO MASTER
- FORMAL LOUNGE
- KITCHEN/DINING FAMILY ROOM
- LARDER AREA
- FAMILY BATH/SHOWER ROOM
- ANNEXE POTENTIAL
- STUDY
- SINGLE GARAGE
- OFF ROAD PARKING
- PRIVATE REAR GARDEN
- IN LOVELY ORDER

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

EPC:

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

EDUCATION DEPARTMENT: TELEPHONE BEDFORDSHIRE COUNTY COUNCIL DIRECT LINE: 01234 228852.

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.

PLEASE NOTE: AMPLE POWER POINTS THROUGHOUT THIS PROPERTY.

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 Executive 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 Executive Homes has any authority to make or give any representation or warranty whatsoever in relation to the property. OCTOBER 2017. These details are presented Subject to Contract and Without Prejudice.

MAP:



Energy Performance Certificate



9, All Saints Road, Cople, BEDFORD, MK44 3TW

Dwelling type:	Semi-detached house	Reference number:	0310-2827-7938-2900-5115
Date of assessment:	03 July 2020	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	07 July 2020	Total floor area:	139 m ²

Use this document to:

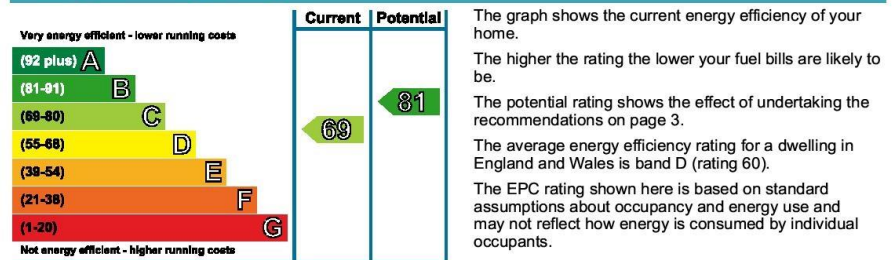
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,072
Over 3 years you could save	£ 396

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 291 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 2px solid #4caf50; width: 60px; margin: 0 auto;"> You could save £ 396 over 3 years </div>
Heating	£ 2,382 over 3 years	£ 2,133 over 3 years	
Hot Water	£ 399 over 3 years	£ 252 over 3 years	
Totals	£ 3,072	£ 2,676	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 141
2 Heating controls (programmer and TRVs)	£350 - £450	£ 120
3 Solar water heating	£4,000 - £6,000	£ 135

See page 3 for a full list of recommendations for this property.

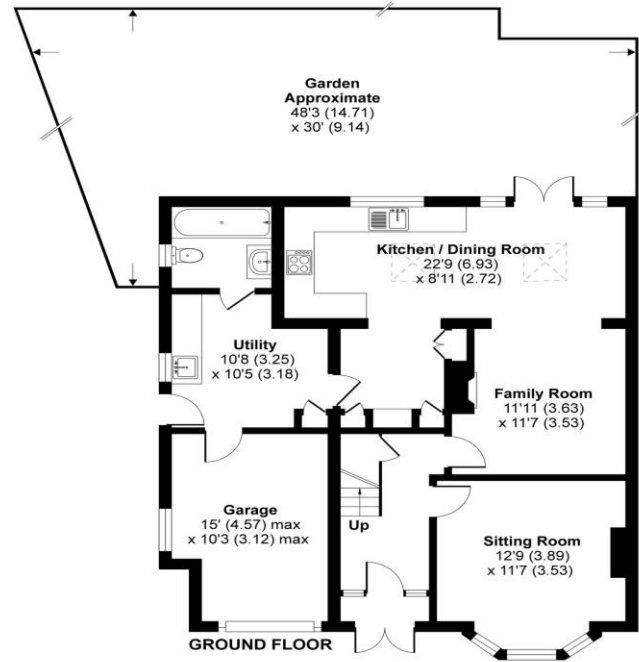
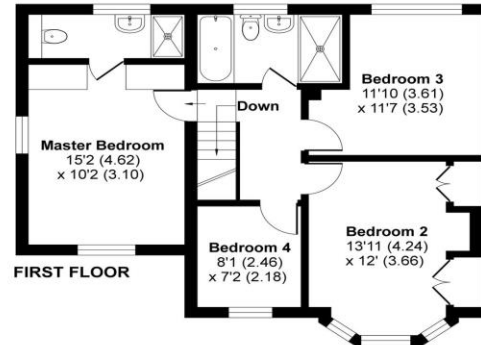
To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

FLOORPLAN:

All Saints Road, Cople, Bedford, MK44

Approximate Area = 1656 sq ft / 154 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3hcom 2020. Produced for Compass Land and Property Ltd REF: 615663









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