



**Plot 1 The Beeches, Highstreet, Thurleigh, Bedford, MK44 2DS    £850,000 Freehold**



A luxuriously appointed and exceptionally high specification five-bedroom detached NEW HOME, occupying a non-estate position on the High Street in the highly sought-after North Bedfordshire village of Thurleigh. The property is built to an exacting specification and offers two en-suites, a generous landscaped south facing plot and superb family accommodation which includes a generous and welcoming entrance hall, study, dual aspect living room, luxuriously appointed kitchen/dining/family room, utility room, master and guest bedroom suites with dressing area and luxury en suites, 3 further bedrooms, family bathroom and a detached double garage with extensive off road parking. Full brochure available and viewings strictly by appointment



#### Entrance Hall

#### Living Room

22'7 x 13'7 (6.88m x 4.14m)

#### Kitchen/Diner

33'3 x 14'6 (10.13m x 4.42m)

#### Utility Room

#### Study

14'6 x 7'5 (4.42m x 2.26m)

#### WC

#### Landing

#### Bedroom 1

14'6 x 9'9 (4.42m x 2.97m)

#### Dressing Area

#### Ensuite

#### Bedroom 2

11'8 x 10'8 (3.56m x 3.25m)

#### Dressing Area

#### Ensuite

#### Bedroom 3

12'7 x 11'4 (3.84m x 3.45m)

#### Bedroom 4

12'7 x 10'4 (3.84m x 3.15m)

#### Bedroom 5

9'5 x 8'2 (2.87m x 2.49m)

#### Bathroom

#### Enclosed Rear Graden

#### Double Garage & Extensive Parking

#### Thurleigh

Thurleigh is located in the North Bedfordshire countryside with many ideal walks and is home to around 250 dwellings that make up a vibrant and friendly community. Village life is centred around the sociable village hall

and cricket club with sports and social facilities. Nearby, the larger village of Sharnbrook offers schooling, a variety of pubs, restaurants, theatre, surgery and range of independent shops is just a short drive or cycle ride away with free buses to Sharnbrook School plus a mobile library and post office. Bedford town is approx 8 miles away with further shopping and the main Bedford Train Station. There is easy access to the A6 and the A421 providing access to the M1 and A1 motorways. Thurleigh has many bridle paths and is close to the equestrian facilities of the College Equestrian Centre at Keysoe.

#### Agents Notes

Certain photographs have been virtually staged using AI-generated furnishings and décor for illustrative purposes.

#### Specifications

KITCHEN - Luxury Rocco Banham modern handleless kitchen units with soft close

Quartz work surfaces

Neff ovens and combi microwaves

Caple/AEG appliances including: full height fridge and freezer, self extracting induction hob, dishwasher, washing machine and tumble dryer.

Luxury monobloc mixer tap to underslung sink

Herringbone luxury Karndean flooring

Under unit lighting

BI folds to rear garden

BATHROOMS & EN-SUITES - Fully tiled with Verona signature Tiles

Luxury sanitaryware with high quality vanity units to sinks

Rain head and normal head to showers

Vado chrome ironmongery

Chrome heated towel rails

Mist free mirrors with lighting

GENERAL - Samsung Air source heat pumps serving underfloor heating to ground floor and radiators to first floor

Mains powered smoke and heat detectors

Cottage style internal doors finished in white with chrome handles

Quality carpets fitted to main reception, stairs and the remainder of the first floor

Chrome sockets throughout

Downlighters to entrance hall, kitchen/diners and all wetrooms

Glazed balustrade to feature staircase

Cat 5e cabling for high speed broadband

Mains powered alarm

OUTSIDE - Landscaped front gardens and turfed rear gardens

Generous patios and paving in modern porcelain slabs

Outside tap and power point

Chrome wall lights at all points of exit from the property

Power and light to the garage

Electric roller door to double garage

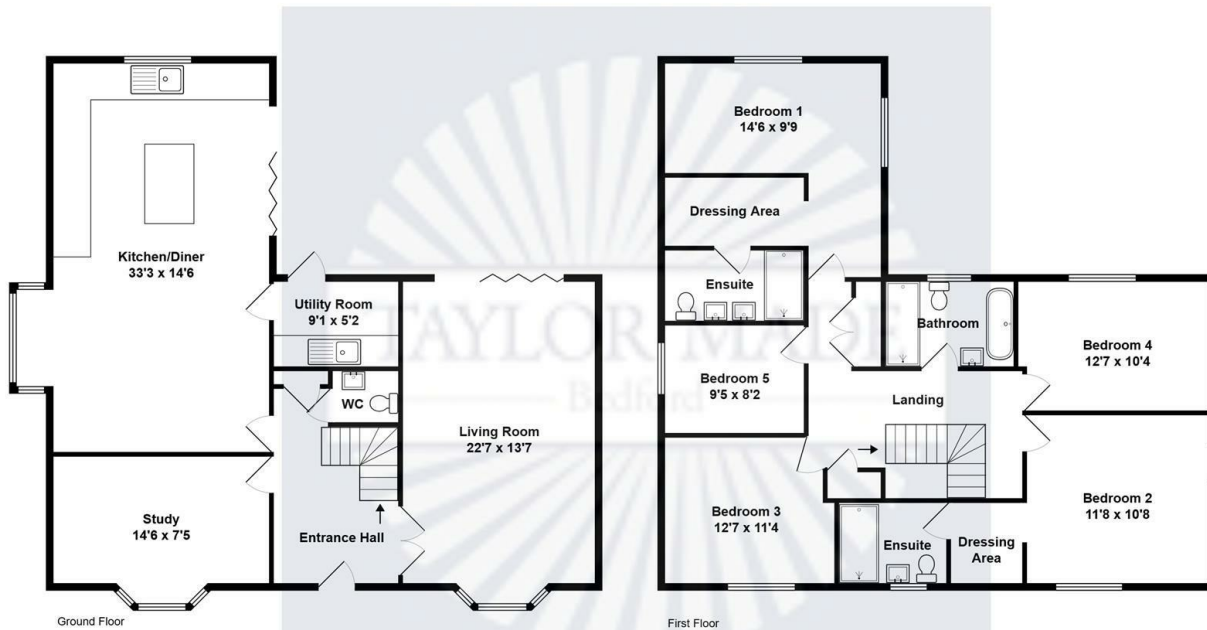
Block paved driveways

#### Service Charges

£300 per annum







Plot 1, The Beeches, Thurleigh  
 Total Area: 217 SqM = 2334 SqFt (approx)  
 Please note this floorplan and all furniture shown is for illustration purposes only.  
 It is not drawn to scale and any measurements, floor areas, openings and orientations are approximates.  
 No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s).  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

: New Build

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