



Pomeroy Close | Bedford | Beds | MK41 7FW

Price Guide £355,000

LEPORE
Co

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A DELIGHTFUL Three Bedroom Detached property ideally positioned in this popular and well regarded development known as WOODLANDS PARK and situated overlooking the nearside lake and BEAUTIFUL walk way. The main highlights include hall way, downstairs WC , 18ft Lounge , 18ft Kitchen Diner, Master Bedroom with en-Suite, Two further Bedrooms , Bathroom, Garden to side with Driveway leading to GARAGE. This LOVELY home would make an ideal first or second home purchase with an internal and external viewing strongly advised. CALL TO VIEW. No upward chain.

- Detached
- En-Suite to master bedroom.
- 18ft Kitchen Diner
- Upstairs Bathroom
- Garage
- Three bedrooms
- 18ft Lounge
- Downstairs WC
- Side Garden
- No upward Chain

Entrance Hall

Door to front , Stairs rising to first floor , under stairs cupboard doors to main rooms

Cloakroom / WC

6'1 x 3'7 (1.85m x 1.09m)

Two piece suite comprising low level WC , pedestal wash hand basin.

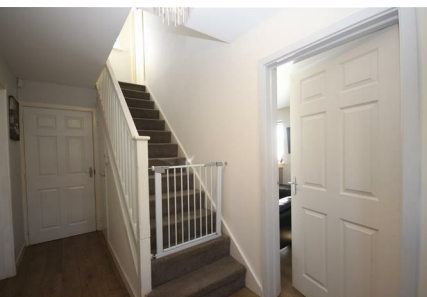
Lounge

18'3 x 10'1 (5.56m x 3.07m)

Double glazed windows to front and side.



Beautifully situated at the end of the development and enjoying wonderful views over the lake and tree lined pathway.



Kitchen / Diner

18'3 x 8'11 (5.56m x 2.72m)

Built in 5 ring gas hob with oven under and extractor over , base and wall mounted units ,double glazed window to front , plumbing for washing machine , concealed wall mounted boiler double glazed French doors to side.

Landing

Access to loft void , Airing cupboard double glazed window to rear.

Bedroom 1

11'9 x 10'4 (3.58m x 3.15m)

Double glazed window to side , two built in wardrobes.

En-Suite

9' x 4' (2.74m x 1.22m)

Three piece suite comprising , shower cubicle with wall mounted shower , pedestal wash hand basin double glazed window to front.

Bedroom 2

10'9 x 9' (3.28m x 2.74m)

Double glazed window to side.

Bedroom 3

9'1 x 7'2 (2.77m x 2.18m)

Double glazed window to side.

Bathroom

7'5 x 5'6 (2.26m x 1.68m)

Three piece suite comprising paneled bath with mixer shower over , pedestal wash hand basin , low level WC double glazed window to front.

Front Garden

Laid to lawn , pathway to front porch , gated side access , flower and shrub borders , driveway to side leading to garage.

Rear Garden

Patio area , laid to lawn, gated side access , brick and wood panel fence surround.

Garage

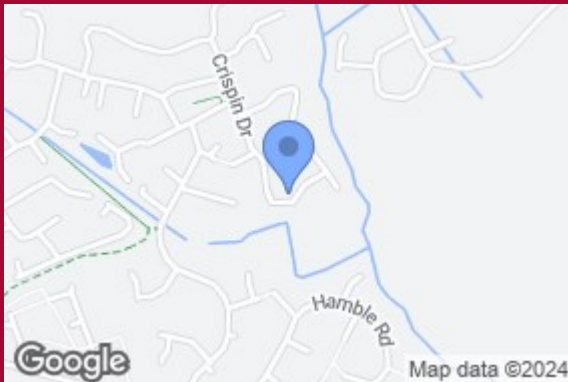
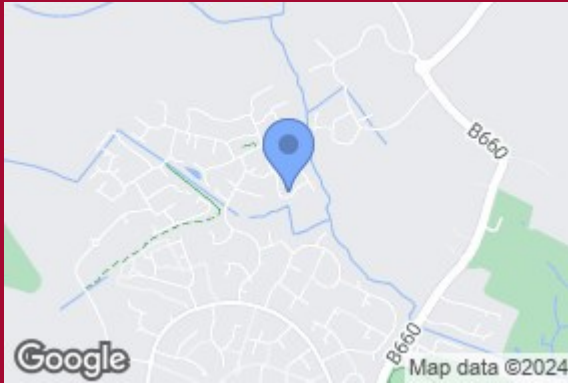
Up and over style door with power and lighting.

TENURE

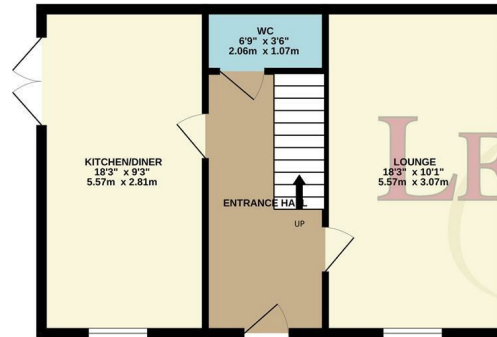
FREEHOLD

TAX BAND

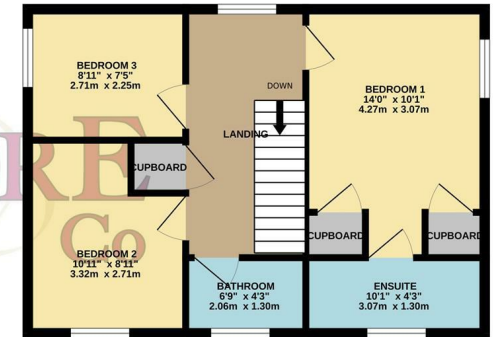
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GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 946 sq.ft. (87.9 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			
(12 plus) A			85
(91-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(13-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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