



Swan Road | Wixams | Bedford | MK42 6BW

Price Guide £550,000

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PART EXCHANGE OR POSSIBLE STAMP DUTY CONTRIBUTION CONSIDERED. A Totally UNIQUE and redesigned FIVE BEDROOM DETACHED residence offering exceptional accommodation throughout making this property an ideal FAMILY HOME. Tucked away and enjoying a larger than average garden, this property is ideally positioned within this well regarded and popular development known as WIXAMS VILLAGE.

The main highlights include 12ft Entrance Hall, Lounge, Dining Room, Conservatory, Study, Kitchen Breakfast Room, downstairs WC, three bedrooms with 2 ENSUITS and family bathroom on the first floor and two further bedrooms and Shower room on the second floor LOFT CONVERSION.

There is also off road parking and GARAGE and a SUPER SIZED garden to rear.

All local amenities such as a convenience store, restaurant, nursery, primary school, academy and stunning Lakeview are all within walking distance and the southern By-Pass to A1/M1 is superbly situated close by.

To fully appreciate this wonderful property an internal and external viewing is strongly advised.

CALL TO VIEW.

- DETACHED
- LOFT CONVERSION
- DOWNSTAIRS WC
- DINING ROOM
- STUDY
- LARGER THAN AVERAGE PLOT
- 12ft ENTRANCE HALL
- LOUNGE
- CONSERVATORY
- FIVE BEDROOMS TWO EN-SUITES

Entrance Hall

12'10 x 6'4 (3.91m x 1.93m)

Doors to main rooms stairs to first floor.

Cloakroom/WC

Two piece suite comprising, low level WC, wash hand basin, under stairs recess Double glazed window to rear.

Lounge

13'5 x 11'1 (4.09m x 3.38m)

Double glazed French doors to

Conservatory

12'5 x 9'4 (3.78m x 2.84m)

Brick and Double glazed construction doors to side.

Dining Room

11'2 x 8'8 (3.40m x 2.64m)

Double glazed window to front.



A Beautifully positioned 5 Bedroom Detached Residence, tucked away in this well regarded and sought after development known as WIXAMS with all local amenities within easy reach.



Kitchen/Breakfast room

11'1 x 10'8 (3.38m x 3.25m)

Built in oven and hob with extractor hood over and drawers under, built in oven with cupboards over and under, base and wall mounted units., integrated dish washer and fridge freezer, inset spotlighting, concealed wall mounted boiler double glazed window and door to rear

Study

11'1 x 6'ft (3.38m x 1.83mft)

Double glazed window to front.

Landing

Double glazed window to rear, Airing cupboard, doors to main rooms stairs to 2nd floor.

Master Bedroom

11'5 x 10'ft (3.48m x 3.05mft)

Double glazed window to front, built in wardrobes, door to storage area.

En-Suite

8'3 x 5'2 (2.51m x 1.57m)

Three piece suite comprising shower cubicle, pedestal wash hand basin, Low level WC Double glazed window to rear.

Bedroom 2

9'11 x 8'2 (3.02m x 2.49m)

Double glazed window to front.

En-Suite

Three piece suite comprising shower cubicle , pedestal wash hand basin, low level WC.

Bedroom 3

11'1 x 9'7 (3.38m x 2.92m)

Double glazed window to rear.

Bathroom

6'4 x 5'11 (1.93m x 1.80m)

Three piece suite comprising. Paneled bath, pedestal wash hand basin, low level WC, Double glazed window rear, inset spotlighting.

Second floor

Double glazed Velux window to front doors to main rooms.

Bedroom 4

15'1 x 11'1 (4.60m x 3.38m)

Double glazed window to front , double glazed Velux window to rear.

Bedroom 5

15'2 x 11'ft (4.62m x 3.35mft)

Double glazed window to front Double glazed Velux window to rear.

Shower room.

6'3 x 5'7 (1.91m x 1.70m)

Three piece suite comprising Low level WC, pedestal wash hand basin, Double glazed Velux window to rear.

Front Garden

Driveway, gated side access, electric charging point.

Rear Garden

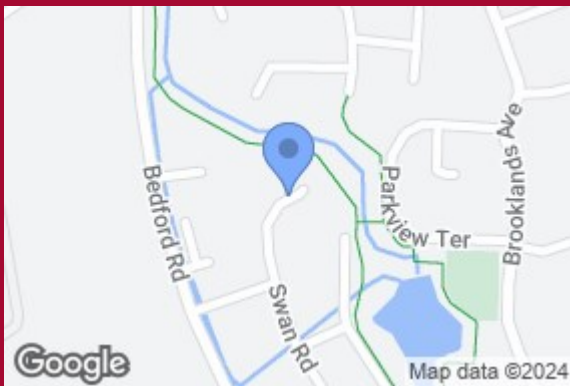
Larger than average, laid to lawn , flower and shrub borders, gated side access, garden shed, wood panel fence surround gated side access outside lighting.

Garage

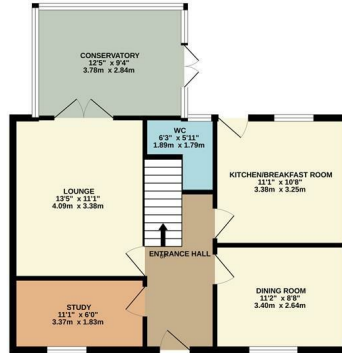
Up and over style door with power and lighting.

TAX BAND

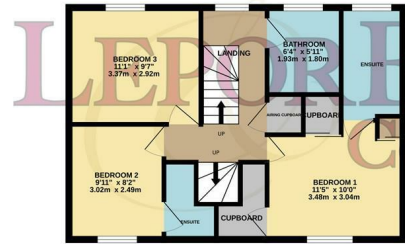
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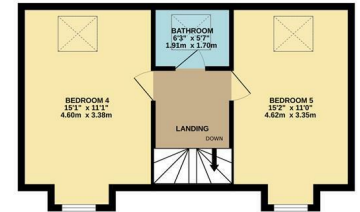
GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.

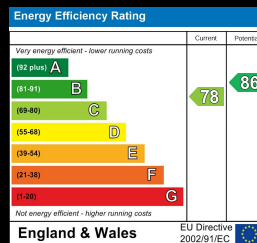


2ND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1642 sq.ft. (152.5 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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