



Dawlish Drive | Devon Park | Bedford | MK40 3AU

Offers Over £700,000

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## Dawlish Drive | Devon Park Bedford | MK40 3AU Offers Over £700,000

We are proud to offer for sale A SUPERB and vastly EXTENDED 4/5 bedroom detached FAMILY home ideally situated in this highly desirable and well regarded area know as DEVON PARK. The main highlights include sizeable hallway, 20ft lounge, 16ft, dining room, 20ft Kitchen breakfast room, , utility, bedroom5/study, downstairs shower room/WC, master bedroom with en-suite and dressing room, three further bedrooms and family bathroom. There is a private rear garden, perfect to entertain family and friends with a gated driveway and garage to possibly convert into an annex for future use.(stp)  
This WONDERFUL home is beautifully positioned with local parks, priory marina , local amenities, town center and the stunning riverside embankment within close proximity. To fully appreciate this magnificent property an internal and external viewing is strongly advised. CALL TO VIEW.

- VASTLY EXTENDED
- 4/5 BEDROOMS
- 16ft DINING ROOM
- DOWNSTAIRS SHOWER ROOM / WC
- GARAGE / POSSIBLE ANNEXE / AMPLE PARKING
- DETACHED FAMILY HOME
- 20ft LOUNGE
- KITCHEN/BREAKFAST ROOM
- EN SUITE TO MASTER BEDROOM
- MUST BE VIEWED

### ENTRANCE HALL

10'1 x 9'7 (3.07m x 2.92m)

Door to front, double glazed window to side, tiled flooring, inner hall way, doors to main rooms.

### CLOAKROOM/SHOWER ROOM

7'9 x 6'8 (2.36m x 2.03m)

Four piece suite comprising shower, bidet, low level WC, pedestal wash hand basin, tiled flooring, double glazed window to side.

### LOUNGE

20'4 x 13'1 (6.20m x 3.99m)

Double glazed window to front, double glazed French doors to rear, tiled flooring, coal effect gas fire with marble hearth and marble surround.

### DINING ROOM

18'1 x 16'5 (5.51m x 5.00m)

Double glazed French doors to rear tiled flooring, airing cupboard housing hot water cylinder door to





A wonderful 4/5 Bedroom detached residence ideally situated in the much sought after location known as Devon Park. This superb family home offers excellent living accommodation throughout with all local amenities a short walk away.



#### KITCHEN/BREAKFAST ROOM

20'4 x 10'6 (6.20m x 3.20m)

Built in 5 ring induction hob with extractor hood over and drawers under, built in oven with microwave over and plate warmer under, base and wall mounted units, integrated fridge freezer, double glazed window to front and side, double glazed door to side, built in cupboard.

#### UTILITY ROOM

11'9 x 7'0 (3.58m x 2.13m)

Base and wall mounted units, wall mounted boiler, plumbing for washing machine, double glazed window to side, tiled flooring, built in walk in cupboard.

#### BEDROOM 5/STUDY

11'6 x 8'10 (3.51m x 2.69m)

Double glazed window to front, tiled flooring.

#### INNER HALL

Stairs to first floor.

#### LANDING

Doors to main rooms.

#### MASTER BEDROOM

14'5 x 13'1 (4.39m x 3.99m)

Double glazed window to front, wood flooring, walk in wardrobe.

#### EN SUITE

8'7 x 5'5 (2.62m x 1.65m)

Four piece suite comprising paneled bath, with wall mounted shower, bidet, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, double glazed window to rear.

#### DRESSING ROOM

11'6 x 8'10 (3.51m x 2.69m)

Double glazed window to rear, wood flooring.

#### BEDROOM 2

14'9 x 11'6 (4.50m x 3.51m)

Double glazed window to front, wood flooring, built in cupboard, shower cubicle.

#### BEDROOM 3

11'10 x 10'6 (3.61m x 3.20m)

Double glazed window to front, wood flooring.

#### BEDROOM 4

8'10 x 7'10 (2.69m x 2.39m)

Double glazed window to rear, wood flooring.

#### BATHROOM

8'6 x 5'5 (2.59m x 1.65m)

Four piece suite comprising shower, bidet, low level WC, vanity wash hand basin, tiled flooring double glazed window to rear.

#### FRONT GARDEN

Paved driveway providing ample parking for several vehicles. part laid to lawn, with flower and shrub borders, with mature hedge surround, gated side access, water tap, security lighting.

#### REAR GARDEN

Laid to lawn, patio area, flower and shrub borders, wood panel fence surround, wooden gazebo with power and lighting providing a perfect area for outside entertaining, garden shed with power and lighting, driveway with gated access leading to garage, water tap butler sink.

#### GARAGE / ANNEXE

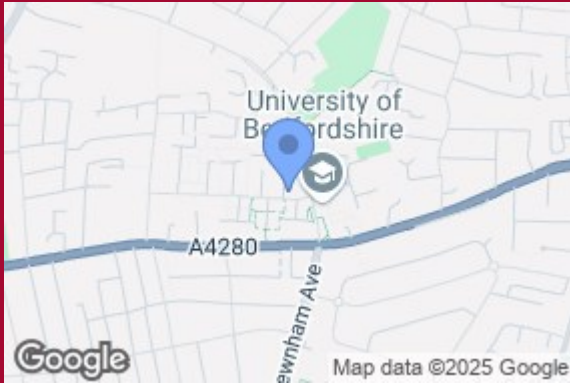
16'3 x 10'10 (4.95m x 3.30m)

Up and over style door, with power and lighting, roof storage, double glazed window and door to side.

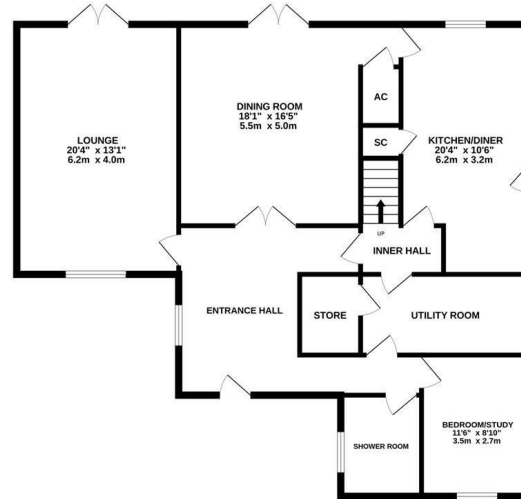
#### OUTSIDE UTILITY

9'8 x 7'4 (2.95m x 2.24m)

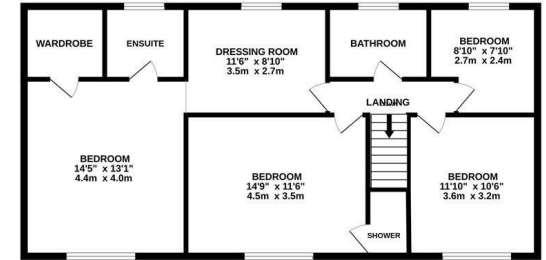
Base and wall mounted units, access to loft void, tiled flooring, double glazed window and door to side.



GROUND FLOOR  
1259 sq.ft. (117.0 sq.m.) approx.

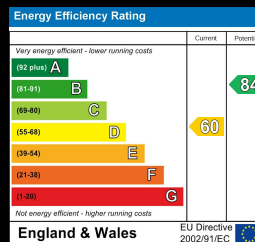


1ST FLOOR  
851 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 2110 sq.ft. (196.0 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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