



Rosemary Drive | Bromham | Bedford | MK43 8PP

Price Guide £385,000

**LEPORE**  
Co



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LEPORE & Co are delighted to offer for sale a BEAUTIFULLY presented three bedroom semi-detached property ideally situated in one of Bedfordshire's premier villages known as BROMHAM. This WONDERFUL home has been well maintained throughout by the current owners and ideally positioned with all local amenities and access links close by. The main highlights include porch and hallway 22ft Lounge/diner, kitchen overlooking rear garden, downstairs WC, three SIZEABLE bedrooms, upstairs bathroom, gardens, garage to side incorporating office and storage space and driveway providing parking for 2/3 vehicles. To fully appreciate this SUPER home an internal and external viewing is strongly advised. CALL TO VIEW.

- SEMI- DETACHED
- LOUNGE/DINER
- SIZEABLE BEDROOMS
- GARDENS
- PARKING FOR 2/3 VEHICLES
- THREE BEDROOMS
- DOWNSTAIRS WC
- FAMILY BATHROOM
- GARAGE CONVERTED INTO OFFICE/STORAGE
- MUST BE VIEWED

#### ENTRANCE PORCH

Double glazed door and paneled window to front, built in cupboards.

#### ENTRANCE HALL

Double glazed door, wood flooring, stairs to first floor, under stairs cupboard, doors to main rooms.

#### LOUNGE/DINER

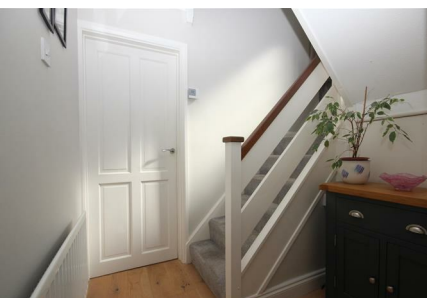
22'3 x 11'9 (6.78m x 3.58m)

Double glazed bay window to front, double glazed sliding patio doors to rear, feature pebble effect fire place with marble surround. marble hearth, door to kitchen.





A wonderful three bedroom semi-detached property ideally situated in this much sought after village known as Bromham.



## KITCHEN

9'9 x 8'8 (2.97m x 2.64m)

Fitted oven with extractor hood over, base and wall mounted units, integrated dish washer, washer dryer, fridge and freezer, tiled flooring, inset spotlighting, double glazed window to rear, double glazed door and window panel to side.

## LANDING

Double glazed paneled window to side, airing cupboard housing hot water cylinder. doors to main rooms.

## BEDROOM 1

11'10 x 11'9 (3.61m x 3.58m)

Wall to wall measurement, double glazed window to rear, fitted wardrobes.

## BEDROOM 2

11'10 x 9'8 (3.61m x 2.95m)

Double glazed window to front.

## BEDROOM 3

8'8 x 7'7 (2.64m x 2.31m )

Double glazed window to rear, built in wardrobe.

## BATHROOM

8'7 x 5'6 (2.62m x 1.68m )

Three piece suite comprising, bath with wall mounted shower, low level WC, pedestal wash hand basin, heated towel rail, inset spotlighting, laminate flooring, double glazed window to front.

## FRONT GARDEN

Monobloc driveway providing parking for 2/3 vehicles, laid to lawn, part flower and shrub borders, gated side access.

## REAR GARDEN

Patio area, laid to lawn, flower and shrub borders, part wood panel fence surround, water tap, pergola and garden shed to rear, gated side access.

## GARAGE

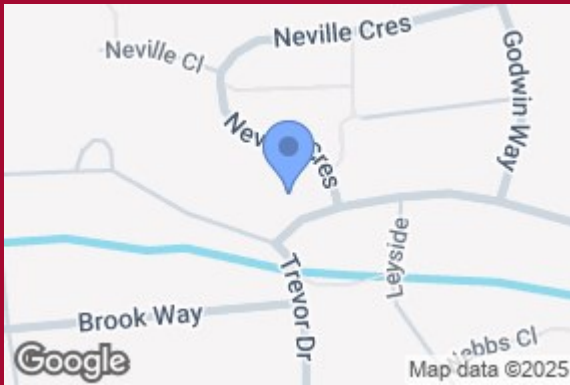
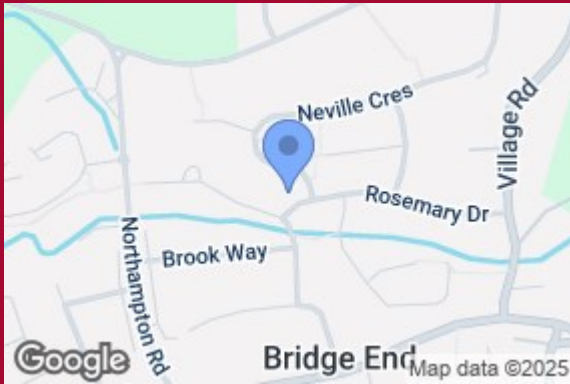
Up and over style door with stud partition providing office and storage area power and lighting, door to side.

## TENURE

FREEHOLD

## TAX BAND

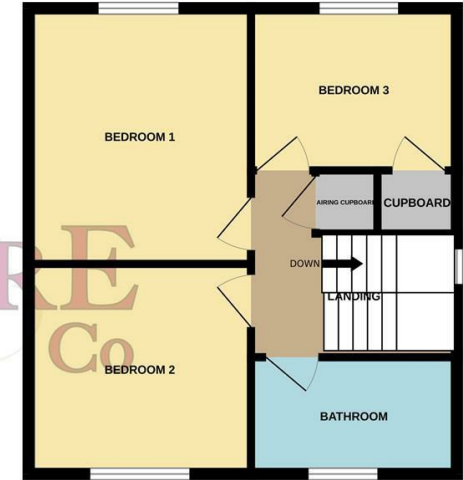
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GROUND FLOOR  
484 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.1 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 |   |                         |           |
| (112 plus)                                  | A |                         |           |
| (81-111)                                    | B |                         |           |
| (59-80)                                     | C |                         |           |
| (35-58)                                     | D |                         |           |
| (29-34)                                     | E |                         |           |
| (21-28)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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