



**Dudley Street, Bedford, MK40 3SY**  
**Offers over £395,000 Freehold**



A beautifully presented 3 double bedroom bay fronted family home ideally located in the highly desirable 'Castle Quarter'. This stunning property offers spacious living accommodation throughout whilst maintaining its charm with many original features. The property offers a welcoming entrance hall, a light and airy bay fronted lounge which leads through to a dining area with a superb fireplace, perfect for entertaining. There is an impressive 15ft modern kitchen which leads onto the conservatory, an ideal breakfast room which then leads onto the garden. Upstairs you will find 3 spacious double bedrooms with a recently fitted en suite to the master bedroom and a modern 3 piece bathroom suite. Outside there is beautifully presented enclosed rear garden with wooden decking leading onto a seating area providing a delightful outdoor space to relax. Being just a short walk to local schools, amenities and The Embankment, this characteristic property really does make the perfect family home.

**Ground Floor:**

**Entrance Hall**

**Lounge**

12'9 x 10'3 (3.89m x 3.12m)

**Dining Room**

11'2 x 10'6 (3.40m x 3.20m)

**Kitchen**

15'6 x 8'3 (4.72m x 2.51m)

**Conservatory**

8' x 8'7 (2.44m x 2.62m)

**1st Floor:**

**Landing**

**Bedroom 1**

10'4 x 12'1 (3.15m x 3.68m)

**Ensuite Shower Room**

10'4 x 9 (3.15m x 2.74m)

**Bedroom 2**

11'3 x 1'3 (3.43m x 0.38m)

**Bedroom 3**

8'1 x 8'4 (2.46m x 2.54m)

**Family Bathroom**

7'1 x 5'4 (2.16m x 1.63m)

**Rear Garden**

**Bedford**

Bedford town centre has a great selection of shops, bars & restaurants. The train station, located just outside of the town centre, offers fantastic transport links into Luton in 20 minutes and London St Pancras in under 40 minutes. The road links from Bedford also serve commuters well with direct access to the A421, A428, the M1 motorway juncs 13 & 14.

Council Tax: Bedford Borough C



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs 95-100 <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 95-100 <b>A</b>	
85-94 <b>B</b>		85-94 <b>B</b>	
75-84 <b>C</b>		75-84 <b>C</b>	
65-74 <b>D</b>		65-74 <b>D</b>	
55-64 <b>E</b>		55-64 <b>E</b>	
45-54 <b>F</b>		45-54 <b>F</b>	
35-44 <b>G</b>		35-44 <b>G</b>	
Not energy efficient - higher running costs 1-34 <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions 1-34 <b>G</b>	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	80	<b>England &amp; Wales</b> EU Directive 2002/91/EC	63



Total Area: 93.0 m<sup>2</sup> ... 1001 ft<sup>2</sup>  
Please note this floorplan is for illustrative 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). Plan produced by Taylor Made Bedford. Powered by ZPlan.

These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2024.



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