



Gold Furlong, Marston Moretaine, Bedford, MK43 0EG
Offers over £340,000 Freehold



A beautifully presented 3 bedroom bay fronted family home ideally located in this highly popular new development in Marston Moretaine. Presented in show home condition, this stunning property offers spacious living accommodation throughout including a large and welcoming entrance hall, cloakroom, a light & airy bay fronted lounge, a fabulous kitchen/diner with fitted appliances and French patio doors leading out to the garden and a study, also with French patio doors. Upstairs you will find a large landing area leading through to a stylish bay fronted master bedroom and en-suite. There are a further 2 generous sized bedrooms and a modern family bathroom. On the outside there is a neatly maintained rear garden with a paved seating area and gated access through to an electronic gated communal parking area with 2 allocated parking spaces. Being just a short walk to the local schools, shops and the Marston Vale Park, this superb property makes an ideal family home.

Entrance Hall

Lounge

15'7 (into bay) x 9'9 (4.75m (into bay) x 2.97m)

Kitchen/Diner

17'5 x 10'8 (5.31m x 3.25m)

Study

9'9 x 6' (2.97m x 1.83m)

Landing

Bedroom 1

14'6 x 10' (4.42m x 3.05m)

En Suite

Bedroom 2

10'2 x 9'1 (3.10m x 2.77m)

Bedroom 3

11'5 x 10'2 (into bay) (3.48m x 3.10m (into bay))

Family Bathroom

Rear Garden

2 Allocated Parking Spaces

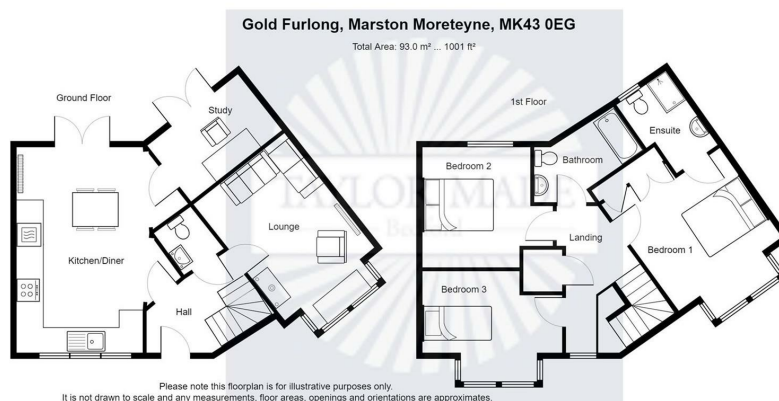
Management Charge

Parking Area Charge - £110 per annum

Marston Moretaine

The village of Marston Moretaine is well placed to access the M1 junction 13, Milton Keynes and beyond. The village has a wide range of local amenities with a Co-Op, other local shops, a post office, independent Family Butchers, fish & chip shop, a pub and Indian restaurant. There is a doctor's surgery and two schools within the village and neighbouring Upper & Lower Shelton.

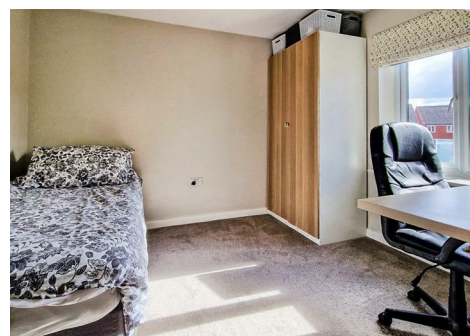
Council Tax: Central Beds Council D



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Maximum	Current	Maximum
Very energy efficient - lower running costs 95 A	Very energy efficient - lower running costs 95 A	Very environmentally friendly - lower CO ₂ emissions 95 A	Very environmentally friendly - lower CO ₂ emissions 95 A
84 B	95 A	84 B	95 A
69 C	95 A	69 C	95 A
54 D	95 A	54 D	95 A
39 E	95 A	39 E	95 A
24 F	95 A	24 F	95 A
9 G	95 A	9 G	95 A
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC	Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC	Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC	Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC

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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