



**Peacock Lane, Biddenham, Bedford, MK40 4WS**  
**£430,000 Freehold**



Presenting this beautiful home in the wonderful village of Biddenham. This residential property is an immaculate 1 year old, three-bedroom double-fronted detached home that features a spacious dual-aspect living room and an open-plan kitchen-dining room with French doors to the garden. With a separate utility room, large store cupboard and a separate cloakroom.

Upstairs, bedroom one has its own En-suite shower room. There are a further two double bedrooms and a tiled family bathroom. Within bedroom two there is a large storage cupboard that is above the stairs.

The house also has a single garage, and driveway which is accessible via the utility entrance to the house. The large south facing rear garden is fully enclosed with timber fencing and very private with gate to the driveway.

Entrance Hall

Living Room

18'6" x 10'5" (5.64m x 3.18m)

WC

Kitchen/Diner

18'6" x 10'5" (5.64m x 3.18m)

Utility Room

1st Floor Landing

Master Bedroom

11'1" x 10'6" (3.40m x 3.22m)

Ensuite

Bedroom 2

10'11" x 9'6" (3.34m x 2.92m)

Bedroom 3

9'8" x 8'7" (2.96m x 2.62m)

Family Bathroom

Large Enclosed Rear Garden

Single Garage

Driveway

Biddenham

Biddenham is a highly desirable village near to the River Great Ouse and is located approximately 2 miles from Bedford Town Centre and just over a mile from Bedford Train Station. It has three schools, a private hospital, church and a village pub. The village hall and a secondary pavilion with grounds are used for sports and other village activities. This property is situated in the highly desirable new development of Saxon Park and offers great road and rail connections. Good vehicular access to the A428, A6 and the A421 which leads on to the A1(M) and M1 Motorways.

Local Area Charge

£295.00 per Annum  
Council Tax: Bedford Borough E

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	93		
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) <b>A</b> (61-81) <b>B</b> (39-60) <b>C</b> (15-54) <b>D</b> (9-15) <b>E</b> (1-8) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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Total Area: 92.0 m<sup>2</sup> ... 990 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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