



Teal Walk, Biddenham, Bedford, MK40 4UD
Offers over £425,000 Freehold



A stunning 4 bedroom detached family home tucked away in this quiet cul de sac in the highly sought after village of Biddenham. Beautifully presented throughout, this stylish property offers spacious living accommodation across two floors including a welcoming entrance hall with a cloakroom, a light and airy lounge to the front and a fabulous kitchen/diner/family room to the rear aspect with fitted appliances and French patio doors leading out to the garden. Upstairs you will find a large master bedroom with an en suite and fitted wardrobes, a further 3 spacious bedrooms with fitted wardrobes in bedroom 2 and a modern family bathroom. Outside there is a superb south facing enclosed rear garden with a large patio seating area perfect for entertaining, an artificial lawn and gated access to a detached garage with power & lighting & a large driveway. A beautiful family home and one not to be missed!

Entrance Hall

Cloakroom

Sitting Room

15'8 x 11'0 (4.78m x 3.35m)

Kitchen/Dining/Family Area

19'8 x 14'4 (5.99m x 4.37m)

Stairs Leading to First Floor Landing

Master Bedroom

12'10 x 9'4 (3.91m x 2.84m)

En Suite

Bedroom 2

10'5 x 9'4 (3.18m x 2.84m)

Bedroom 3

10'1 x 7'1 (3.07m x 2.16m)

Bedroom 4

9'6 max x 8'1 (2.90m max x 2.46m)

Family Bathroom

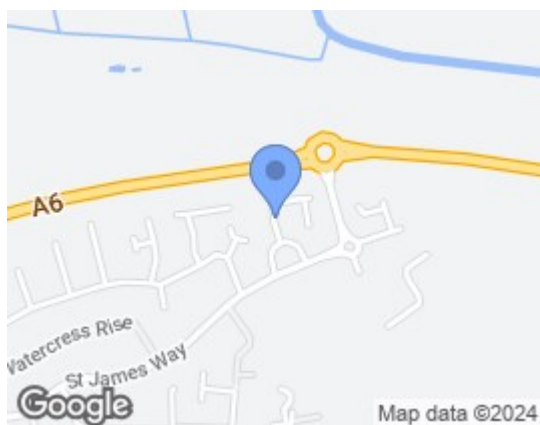
Rear Garden

Garage & Driveway

Biddenham - St Mary's Field

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 sought after development of St Mary's Field 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.

Council Tax: Bedford Borough F

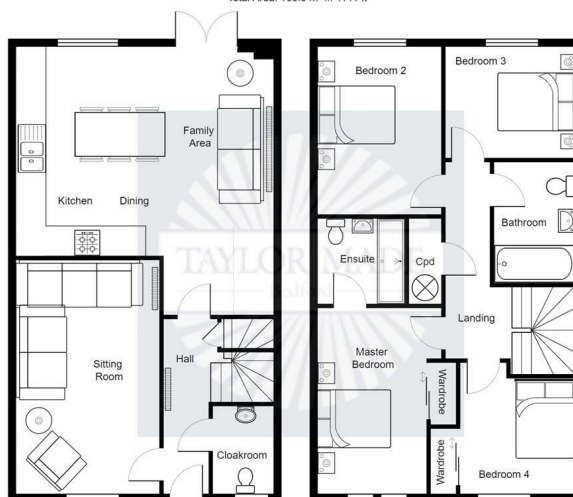


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Maximum	Current	Maximum
Very energy efficient - lower running costs 95 (A)	95 (A)	Very environmentally friendly - lower CO ₂ emissions 95 (A)	95 (A)
85 (B)	95 (A)	85 (B)	95 (A)
75 (C)	95 (A)	75 (C)	95 (A)
65 (D)	95 (A)	65 (D)	95 (A)
55 (E)	95 (A)	55 (E)	95 (A)
45 (F)	95 (A)	45 (F)	95 (A)
35 (G)	95 (A)	35 (G)	95 (A)
Not energy efficient - higher running costs 15 (G)	95 (A)	Not environmentally friendly - higher CO ₂ emissions 15 (G)	95 (A)

England & Wales EU Directive 2002/91/EC

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Total Area: 106.0 m² ... 1141 ft²



Please note this floorplan and all furniture shown is for illustration 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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