



Alnwick Way, Great Denham, Bedford, MK40 4SX £675,000 Freehold

A luxury 5 bedroom detached Executive home situated in an exclusive cul de sac location within the much sought after Great Denham area of Bedford.

The property is presented to the highest standard and offers a very high specification as well as accommodation in excess of 2000 square feet. The ground floor of the property comprises of a generous entrance hall, guest cloakroom, spacious living room, extensive family/kitchen/dining room and a useful utility room. On the first floor there is a master bedroom with dressing area and ensuite, shower room, a guest suite with further ensuite shower room, a third double bedroom and a family bathroom. There are a further two double bedrooms on the second floor with a shower room. Externally, the property benefits from extensive off road parking and a detached double garage, the rear garden has been tastefully landscaped and provides two separate entertainment areas, one with a fixed pergola roof over and a secret garden area behind the garage. Early viewing is highly recommended on this extensive family home.



Entrance Hall

Cloakroom

Living Room

21'9 x 11'3 (6.63m x 3.43m)

Kitchen/Breakfast Room

33'3 x 13'8 (10.13m x 4.17m)

Utility Room

5'9 x 5'2 (1.75m x 1.57m)

1st Floor Landing

Master Bedroom With Dressing Area

13'5 x 10'2 (4.09m x 3.10m)

Ensuite Shower Room

Bedroom 2

13'6 x 11'1 (4.11m x 3.38m)

Ensuite Shower Room

Bedroom 3

13'8 x 11'1 (4.17m x 3.38m)

Family Bathroom

2nd Floor Landing

Bedroom 4

13'6 x 13'0 (4.11m x 3.96m)

Bedroom 5

13'1 x 8'10 (3.99m x 2.69m)

Shower Room

Front & Rear Gardens

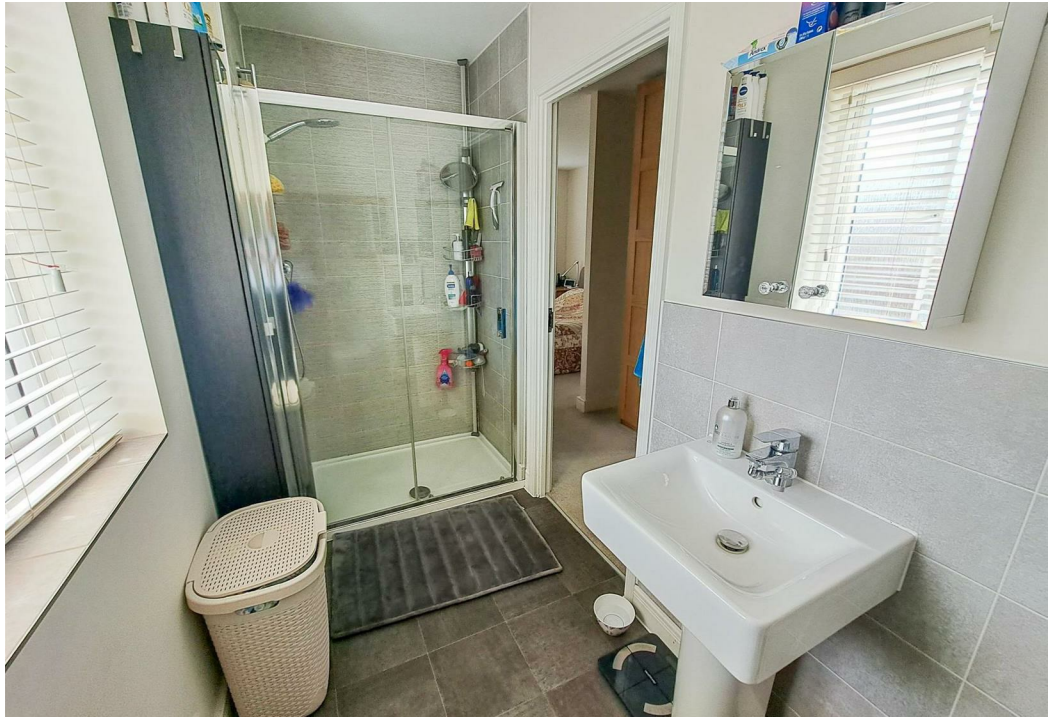
Double Garage & Driveway

Great Denham Service Charges

Open Space Management Charge £60

Great Denham

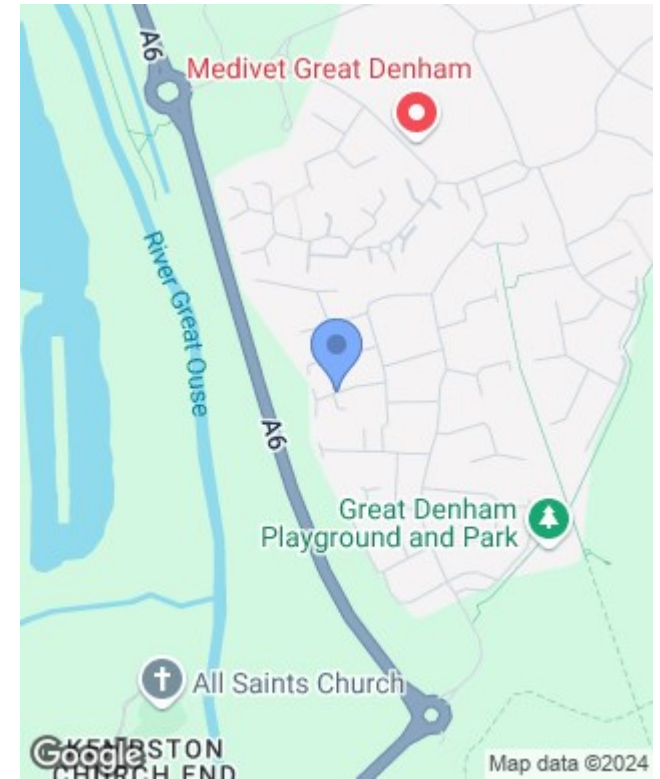
Great Denham is situated just 2 miles from Bedford Town Centre. This sought after village boasts many local amenities including a bistro, takeaway, dentist, vets, pharmacy, supermarkets, salon, estate agents and the added bonus of good schooling facilities. Great Denham is also conveniently located for the Bedford bypass which offers great access onto the A421, A428, A6, A1, M1 and beyond. Bedford rail station is located approximately 2 miles away and offers transport links to Luton in 20 minutes and London St Pancras in under 40 minutes.







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 approximate. 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.



Council Tax Band: Bedford G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
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 Ltd 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 2023.



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