



Dimmock Road, Wootton, Bedford, MK43 9DW
Guide price £400,000 Freehold



Nestled in the charming village of Wootton, this beautifully presented three-bedroom semi-detached family home offers a perfect blend of modern living and traditional comfort. The property has been thoughtfully extended by the current owner offering spacious living accommodation throughout. Internally the property offers a welcoming entrance hall with an impressive lobby room, a modern shower room, a light and airy lounge with double doors through to the kitchen/breakfast room which in turn leads through to a stunning dining/family room overlooking the garden. Upstairs you will find three well proportioned bedrooms with fitted wardrobes to bedroom 2 and a family bathroom. Outside the property boasts a low maintenance wrap around garden with an artificial lawn proving plenty of seating areas, perfect for entertaining and a path leading to a double glazed outbuilding with power and lighting. To the front there is a neatly presented front garden and a parking space to the side with gated access into the garden for extra parking if needed. Ideally situated on this corner plot and within easy reach of local amenities, schools, and rural walks, this superb property has everything you need in the perfect family home.

Entrance Hall

Lobby

8'8 x 5'5 (2.64m x 1.65m)

Lounge

12'6 x 11'10 (3.81m x 3.61m)

Kitchen/Breakfast Room

15'6 x 10'5 (4.72m x 3.18m)

Dining/Family Room

14'2 x 8'8 (4.32m x 2.64m)

Shower Room

6'4 x 5'7 (1.93m x 1.70m)

Landing

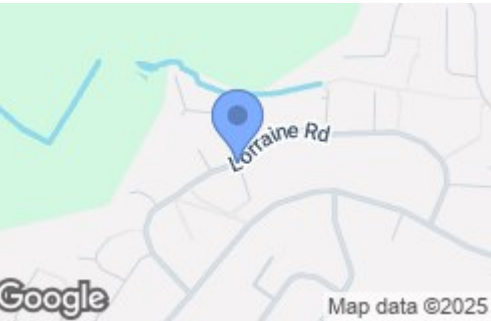
Bedroom 1

11'8 x 9' (3.56m x 2.74m)

Bedroom 2

9'1 x 9' (2.77m x 2.74m)

Council Tax: C



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Maximum	Very energy efficient - low CO ₂ emissions	Current	Maximum
95-100 A			95-100 A		
81-94 B			81-94 B		
69-80 C			69-80 C		
55-68 D			55-68 D		
49-54 E			49-54 E		
45-48 F			45-48 F		
39-44 G			39-44 G		
35-38			35-38		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.




Taylor Made Residential Limited
Taylor House, Roman Gate, Saxon Way, Great
Denham, Bedford, MK40 4FU


01234 302043


bedford@taylormadeproperties.co.uk
www.taylorlandandpropertygroup.co.uk

Company Registration: 10726223 VAT Number: 268 8165 58

