



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, the property also has the added benefit of solar panels. 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		
85-95 B			85-95 B		
75-85 C			75-85 C		
65-75 D			65-75 D		
55-65 E			55-65 E		
45-55 F			45-55 F		
35-45 G			35-45 G		
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.



Bedroom 3
7'1 x 6'4 (2.16m x 1.93m)

Bathroom
6'4 x 5'5 (1.93m x 1.65m)

Rear & Side Garden

Outbuilding
17'4 x 8' (5.28m x 2.44m)

Wootton
Wootton village is home to a variety of amenities including a selection of pubs/restaurants, shops and a garage. This sought after village is extremely popular and has an abundance of woodland to explore, you will also find a number of period properties along with the renowned Wootton Manor. Wootton is approximately 5 miles from Bedford Town Centre and Train Station which offers links into London St Pancras in under 40 minutes, there is also great access to the A421, A428 and the A6 roads.

