



Midsummer Grove, Great Denham, Bedford, MK40 4SE
£475,000 Freehold



A delightful four bedroom detached family home that has been much improved and upgraded by the present owners and now benefits from recently refitted kitchen and shower room. The property is situated on a corner plot in a quiet cul de sac location and has a private driveway with parking for 2 cars leading to a detached single garage.

The superbly presented accommodation briefly comprises of entrance hall, guest cloakroom, Living Room with french doors to the rear garden, separate dining room, luxury refitted kitchen/breakfast room with integrated appliances and quartz work surfaces. On the first floor there is a master bedroom with en suite shower room, and very generous second double bedroom and two larger than average single bedrooms, one with fitted wardrobes, and a refitted family shower room with large walk in shower tray. Externally the property has generous and well stocked front and side gardens, there is a driveway and garage and fully enclosed west facing rear garden that has been hard landscaped for easy maintenance and is an ideal entertainment space.

Early viewing is strongly recommended on this rarely available home.

Entrance Hall

Living Room

15'3 x 15' (max) (4.65m x 4.57m (max))

Dining Room

12'9 x 10'1 (3.89m x 3.07m)

Kitchen/Breakfast Room

15' x 10'1 (4.57m x 3.07m)

WC

Landing

Access to part boarded loft

Bedroom 1

11'4 x 10'3 (3.45m x 3.12m)

Ensuite

Bedroom 2

15' x 10'2 (max) (4.57m x 3.10m (max))

Bedroom 3

13' x 7'11 (max) (3.96m x 2.41m (max))

Council Tax: Bedford F



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Future	Current	Future
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		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 4
9'10 x 6'10 (max) (3.00m x 2.08m (max))

Bathroom

Enclosed Rear Garden

Single Detached Garage
18'7 x 10'2 (5.66m x 3.10m)

2 Driveway Spaces

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 with the local school having an outstanding Ofsted rating. 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.

