



Winchell Mews, Great Denham, Bedford, MK40 4TY £485,000 Freehold



A stunning 4 double bedroom detached family home ideally positioned in this quiet location in Great Denham. Beautifully presented throughout, this superb property offers spacious living accommodation across three floors including a welcoming entrance hall with a cloakroom, a light and airy lounge and an immaculately presented kitchen/dining room with integrated appliances, storage cupboard and bay French doors leading out to the garden. On the first floor you will find an impressive master bedroom with plenty of wardrobe space & en suite, a spacious 2nd bedroom and a well presented family bathroom. To the 2nd floor you will find a further 2 double bedrooms, both with the added benefit of fitted wardrobes and a convenient Jack & Jill bathroom. On the outside the south facing garden has been tastefully landscaped by the current owners with a paved patio seating area perfect for entertaining and gated access leading to a large driveway and a garage with power & lighting. Being just a short walk to local schools, shops and the Great Denham Country Park, this superb property makes the ideal family home.



Entrance Hall

Sitting Room

16'3 x 10'2 (4.95m x 3.10m)

Kitchen/Dining Room

17' (max) x 16'3 (max) (5.18m (max) x 4.95m (max))

WC

First Floor Landing

Bedroom 1

11' (max) x 10'6 (3.35m (max) x 3.20m)

Ensuite

Bedroom 2

10'8 x 10'6 (3.25m x 3.20m)

Bathroom

Second Floor Landing

Bedroom 3

13'3 (into bay) x 11'9 (max) (4.04m (into bay) x 3.58m (max))

Bedroom 4

13'5 (into bay) x 10'4 (4.09m (into bay) x 3.15m)

Bathroom

Enclosed Rear Garden

Garage & Driveway

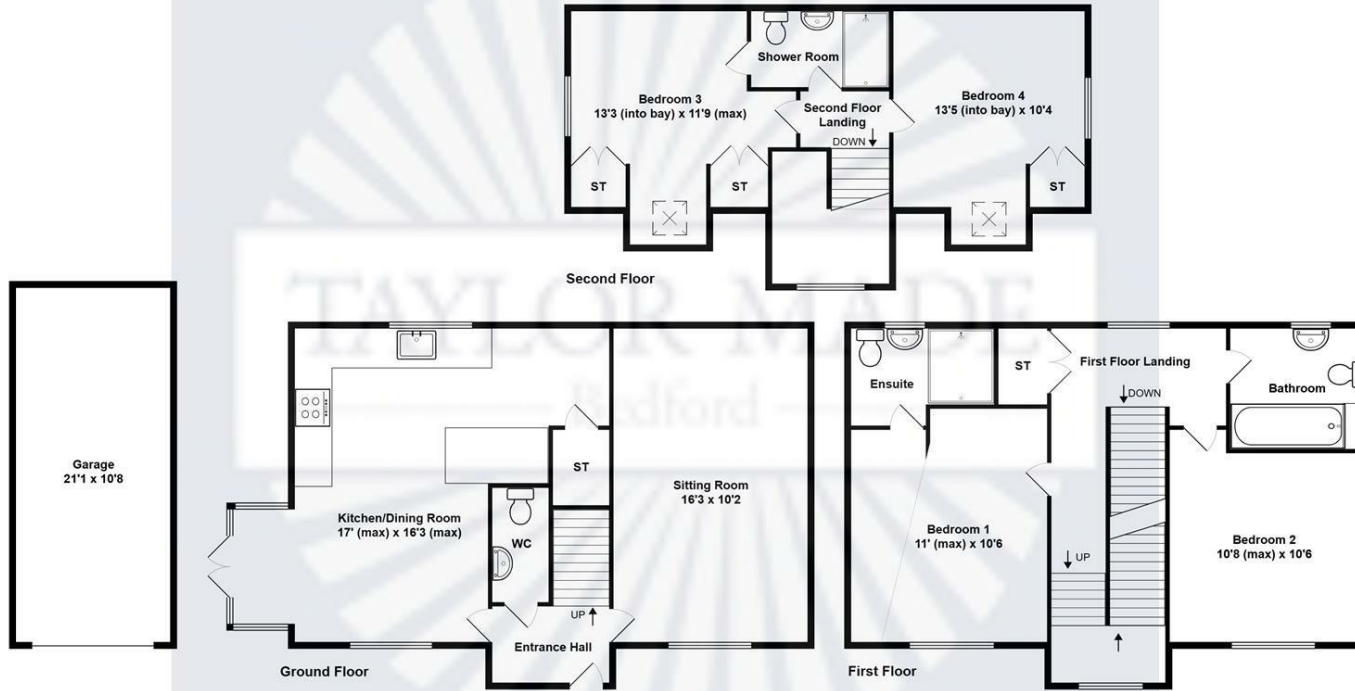
Great Denham

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.

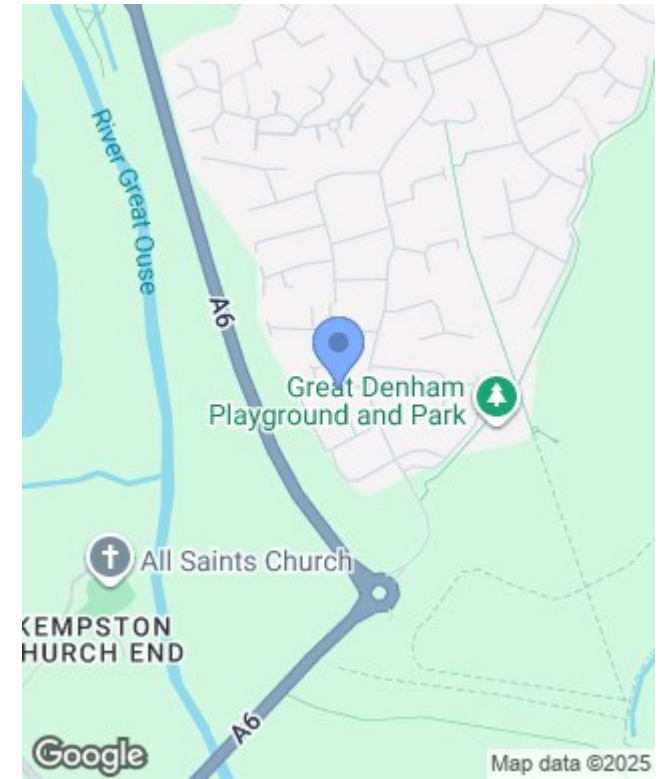




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Total Area: 124 SqM = 1334.7 SqFt (approx)
 Please note this floorplan and all furniture shown is for illustration purposes only.
 It is not drawn to scale and any measurements, floor areas, openings and orientations are approximates.
 No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s).
 Plan produced by Taylor Made Bedford.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		94
	(81-91) B	84	
	(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	

Bedford Borough : F

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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