



School Lane, Roxton, Bedford, MK44 3DR
Price £640,000 Freehold



READY TO MOVE IN BEFORE XMAS!

A superbly appointed brand new 4 bedroom detached home situated on an exclusive development in the popular village of Roxton Bedfordshire.

This high specification family home features 2 en suite shower rooms, has an air source heat pump service underfloor heating and has a driveway for 3 cars. The accommodation comprises of, entrance hall, cloakroom, Dual aspect Living

Room, separate dining room/study and a superbly appointed Kitchen/diner and utility room with integrated appliances. On the first floor the master bedroom and guest suite both benefit from en suite shower rooms, there are two further double bedrooms and a luxury family bathroom. Externally there is a large double width driveway leading to a detached single driveway and landscaped garden to front and rear.

PART EXCHANGE AVAILABLE! Book your viewing today.

Entrance Hall

Living Room

21'11 x 11'3 (6.68m x 3.43m)

Kitchen/Breakfast Room

17'3 x 13'3 (5.26m x 4.04m)

Dining Room

13'10 x 10'4 (4.22m x 3.15m)

Utility room

WC

First Floor Landing

Bedroom 1

13'3 x 13' (4.04m x 3.96m)

Ensuite

Bedroom 2

11'3 x 11'3 (3.43m x 3.43m)

Ensuite

Council Tax: New Build

Bedroom 3
12'5 x 10'2 (3.78m x 3.10m)

Bedroom 4
12'4 x 8'3 (3.76m x 2.51m)

Bathroom

Enclosed Rear Garden

Single Garage

Roxton
Roxton is a pretty and well served village, offering a local pub, village shop, and popular garden centre just a short walk away. Commuters are well catered for, with Bedford and St Neots railway stations just a 10 minute drive, providing direct links to London as well a new links to Cambridge are already in progress!

Service charge
£355 per annum

Note
Internal images indicative only!



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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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