



School Lane, Roxton, Bedford, MK44 3DR
Prices from £465,000 Freehold



Ready To Move In!

A stunning Brand New 3 bedroom detached home situated within an exclusive 50 home development in the tranquil village setting of Roxton. The Warwick is built to an exacting specification including Air source heat pump, underfloor heating to the ground floor and luxury finished kitchen and Utility with built in appliances.

The accommodation comprises of, entrance hall, cloakroom, dual aspect living room and luxury kitchen and utility room, master bedroom with en suite shower room, 2 further good size bedrooms and a high specification family bathroom. Externally there is a walled rear garden and a 2 car driveway leading to a detached single garage.

Plot 24 is build complete and comes with a landscaped rear garden and luxury flooring throughout.

OTHER INCENTIVES ARE AVAILABLE including potential Part Exchange!

Viewings are available 7 days a week

Entrance Hall

Living Room

21'5 x 12'4 (6.53m x 3.76m)

Kitchen/Dining Room

18'10 x 9'4 (5.74m x 2.84m)

Utility Room

WC

First Floor Landing

Bedroom 1

14'6 x 9'10 (4.42m x 3.00m)

Ensuite

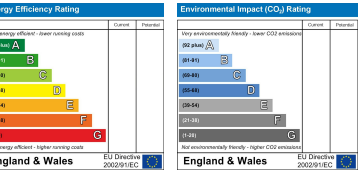
Bedroom 2

10'7 x 9' (3.23m x 2.74m)

Bedroom 3

9'10 x 9' (3.00m x 2.74m)

Council Tax:



Bathroom

Enclosed Rear Garden

Single Garage

Driveway for 2 cars

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

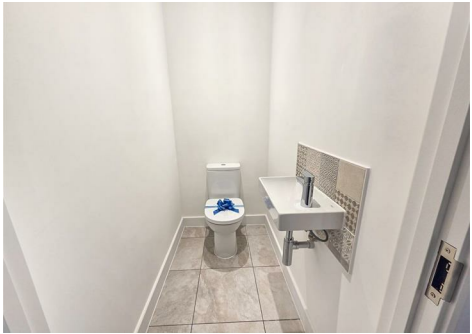


Ground Floor



First Floor

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