



School Lane, Roxton, Bedford, MK44 3DR
Prices from £600,000 Freehold



READY TO MOVE IN!

A Luxury brand new 4 bedroom detached house situated in this exclusive development within the sought after village of Roxton. This superb house comes with an extensive specification list including air source heat pumps and Luxury flooring provided throughout.

The well planned family accommodation includes a generous entrance hall, guest cloakroom, Living Room and Study, a stunning kitchen/dining/family room with feature walk in bay window overlooking the rear garden and a useful utility. On the first floor there are 4 generous bedrooms, the master with a luxury en suite, and a high specification family bathroom.

The Roxley comes with 3 surface parking spaces and a single detached garage as well as a generous landscaped rear garden. Plot 44 is ready to move in and includes luxury flooring and other developer incentives are available including part exchange.

Entrance Hall

Living Room

16'8 x 10'11 (5.08m x 3.33m)

Kitchen

12' x 8'7 (3.66m x 2.62m)

Dining Room

15'2 x 12'4 (4.62m x 3.76m)

Family Room

11'5 x 6'7 (3.48m x 2.01m)

Study

9'1 x 8' (2.77m x 2.44m)

Utility Room

WC

First Floor Landing

Bedroom 1

12'7 x 10'11 (3.84m x 3.33m)

Ensuite

Bedroom 2

12'10 x 8'10 (3.91m x 2.69m)

Bedroom 3

10'9 x 9'1 (3.28m x 2.77m)

Bedroom 4

11'3 x 8'10 (3.43m x 2.69m)

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!



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	

Council Tax: New Build



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