



**School Lane, Roxton, Bedford, MK44 3DR**  
**Prices from £620,000 Freehold**



**READY TO MOVE IN BEFORE CHRISTMAS!**

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 22 is ready to move in before Christmas with developer incentives available including upgrades worth £6,037!

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

Council Tax: New Build



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Maximum	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Maximum
100-120 A			100-120 A		
80-100 B			80-100 B		
60-80 C			60-80 C		
40-60 D			40-60 D		
20-40 E			20-40 E		
10-20 F			10-20 F		
0-10 G			0-10 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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!



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.



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