



## 7 Canons Close

Wootton, Bedford, MK43 9DP

£290,000



Butler  
RESIDENTIAL

## 7 Canons Close

Wootton, Bedford, MK43 9DP

Located in Wootton is this two bedroom semi-detached bungalow with off road parking for two cars, plus a carport and garage.

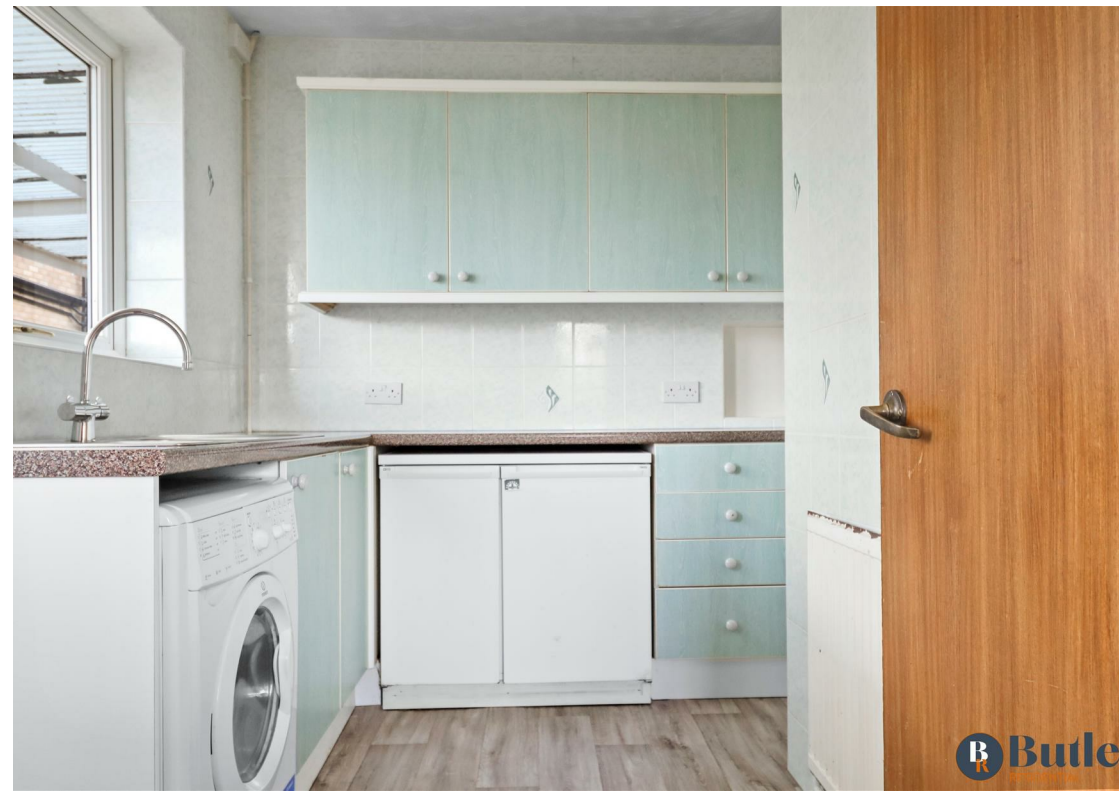
Step inside the entrance hallway with storage for coats and bags. Through to the lounge, a generous size with a large bow window overlooking the front garden emitting plenty of natural light.

Two good sized bedrooms are situated to the rear, both with garden views. Bedroom two has sliding doors leading out to a single glazed lean-to. The bathroom has been fitted with a corner shower.

Above are two large loft rooms, once used for hobbies and accessed via a loft ladder. With the relevant planning permission, this property could be transformed into a three bedroom home.

The gardens are manageable in size for anyone wanting a quiet place to potter around, with mature shrubs and trees as well as a greenhouse, perfect for growing flowers and home produce. Additional storage can be found in the garage.

Wootton is a great village offering plenty of amenities all within walking distance. For those wanting to get to larger towns, Bedford or Milton Keynes are both on a bus route or a short drive away.





## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

## Viewing

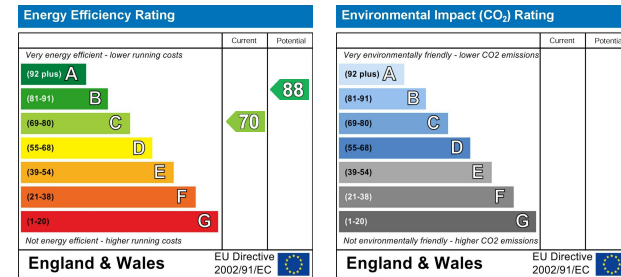
Please contact us on 01438 584400 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



**Address:** Suite 2, First Floor, Unit B, Balbir House Norton Green Road, Stevenage, SG1 2LP

**Tel:** 01438 584400

**Email:** hello@butlerresidential.co.uk



butlerresidential.co.uk