



44 Church Road

Pulloxhill, Bedford, MK45 5HE

£330,000





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Located in the wonderful village of Pulloxhill, is this three bedroom terraced home, with a garage and parking.

Step inside this calm and contemporary home, ideal for a first time buyer, or growing family. The lounge is a great space with plenty of natural light and views to the front. Venture through to the kitchen/diner with sliding doors leading out to the garden, bringing the outside in. The kitchen is a good size with a gas hob, eye-level fan oven and space for a washing machine, tumble drier and fridge freezer.

Upstairs are three bedrooms. Bedroom one has built in, mirrored wardrobes, ideal for storage. Bedroom two also offers built in storage giving extra floorspace. The third bedroom is currently being used as a home office but would make a great nursery. The bathroom has recently been re-fitted with a modern suite including an enclosed toilet and vanity sink, ideal for storing away cosmetic and cleaning products.

The garden is a nice size with a patio area, neat lawn and borders. To the back is space for a shed, and a gate leads out to the garage offering parking in front of.

Pulloxhill is a small village with a primary school and pub. Bedford, Luton and Hitchin are all within a twenty minute drive offering quick links to the M1 and A1M as well as mainline stations with direct trains into London's Kings Cross/St Pancras.

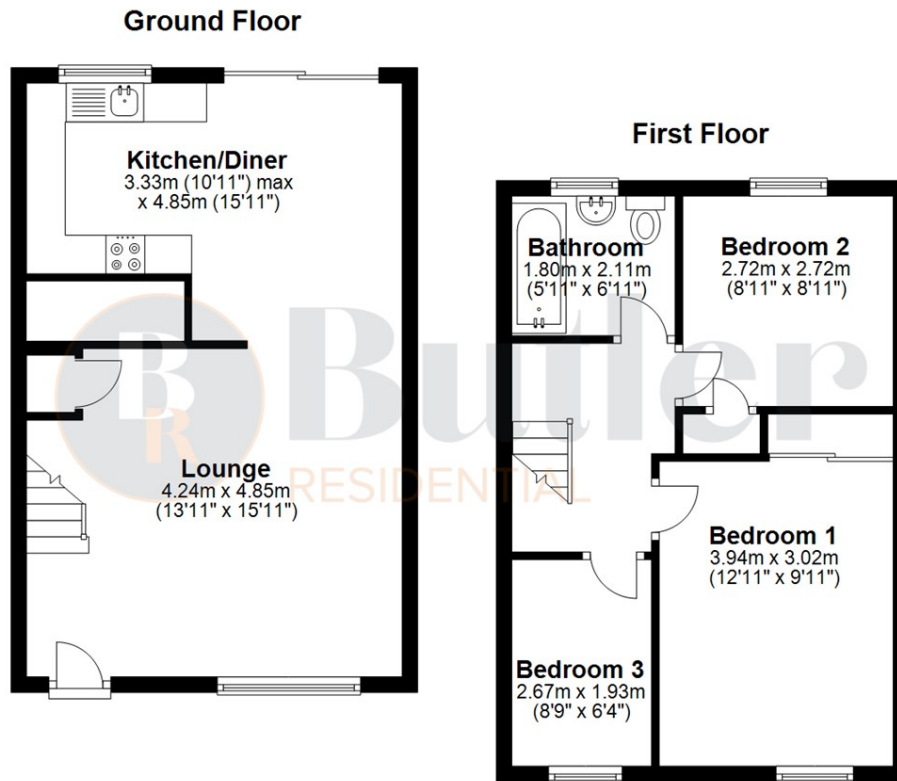
### AGENTS NOTE







## 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.

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## Area Map



## Energy Efficiency Graph

