



Alwick Way, Great Denham, MK40 4SX

Guide Price £650,000 - £675,000

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LATCHAM  
DOWLING

ESTATE AGENTS

\*\*\*GUIDE PRICE £650,000 - £675,000\*\*\*

**\*\*HANDSOME FIVE DOUBLE BEDROOM  
DETACHED FAMILY RESIDENCE ON THE EDGE  
OF THIS SOUGHT AFTER DEVELOPMENT AND  
WITH A DETACHED DOUBLE GARAGE AND OFF  
ROAD PARKING FOR UP TO 8 CARS\*\***

Built by Linden Homes in 2018, this incredible family home offers over 2100sqft of spacious, well appointed and versatile accommodation spread across three floors and including a huge open plan kitchen/ dining/ family room with a range of integrated appliances and a large oak topped island unit with breakfast bar, a separate utility room, a dual aspect sitting room and a cloakroom complete the ground floor accommodation. On the first floor are three spacious bedrooms (two with en suite shower rooms) and the family bathroom; and then the second floor offers two further double bedrooms and a shower room.

Outside, there is a beautifully landscaped and low maintenance walled rear garden, a detached double garage and private parking for up to 8 cars.

Viewing is essential to fully appreciate the size of the accommodation on offer, along with the delightful position within this extremely popular location.

Great Denham is a modern development set within walking distance of Great Denham Country Park. There is also a primary school, medical centre, chemist, dentist, new local shops and a community centre. The development is located approximately 3 miles to the West of Bedford Town Centre, where rail services to St Pancras International take around 39 minutes. The Harpur Trust schools are in Bedford and the property is in the catchment area for Biddenham Upper School.

**Entrance Via**

**Entrance Hall**

11'3 x 6'3 (3.43m x 1.91m)

**Cloakroom**

4'8 x 3'11 (1.42m x 1.19m)

**Sitting Room**

21'10 x 11'4 (6.65m x 3.45m)

**Kitchen/ Dining/ Family Room**

33'4 x 13'10 max (10.16m x 4.22m max)

**Utility Room**

5'8 x 5'3 (1.73m x 1.60m)





**First Floor Landing**  
21'10 max x 10'2 (6.65m max x 3.10m)

**Bedroom One**  
13'5 x 10'3 plus dressing area of 8'3 x 5'2 (4.09m x 3.12m plus dressing area of 2.51m x 1.57m)

**En Suite Shower Room**  
11'3 x 4'7 (3.43m x 1.40m)

**Bedroom Two**  
13'6 x 11'1 (4.11m x 3.38m)

**En Suite Shower Room**  
8'0 x 4'7 (2.44m x 1.40m)

**Bedroom Three**  
13'8 x 11'2 (4.17m x 3.40m)

**Family Bathroom**  
8'0 x 5'7 (2.44m x 1.70m)

**Second Floor Landing**  
9'1 x 4'10 (2.77m x 1.47m)

**Bedroom Four**  
15'9 max x 13'6 (4.80m max x 4.11m)

**Bedroom Five**  
15'8 x 8'9 (4.78m x 2.67m)

**Shower Room**  
6'4 x 5'9 (1.93m x 1.75m)

**Rear Garden**

**Front Of Property**

**Double Garage**  
20'9 x 20'1 (6.32m x 6.12m)

**Agents Note**



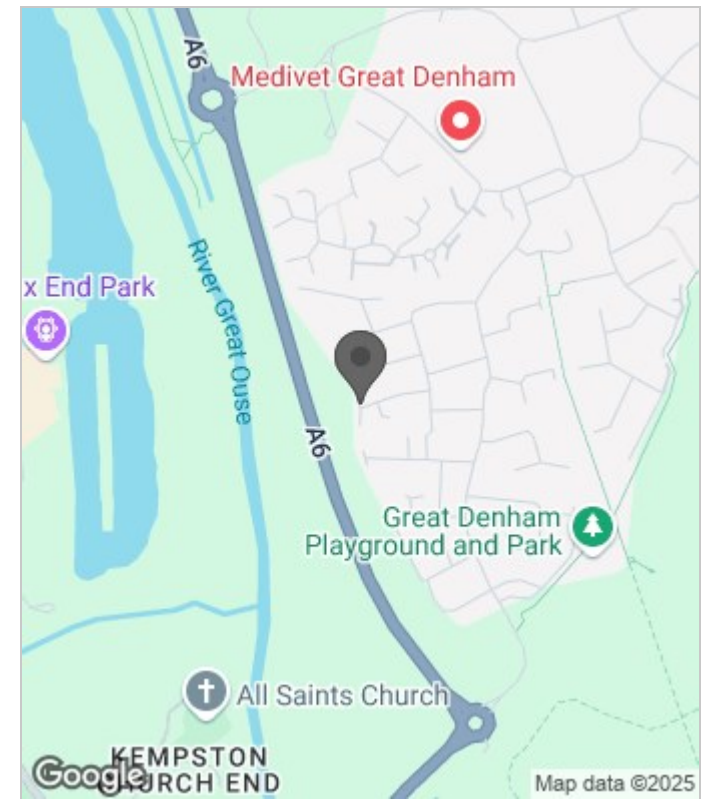
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Approximate Area = 2259 sq ft / 209.8 sq m  
 Garage = 415 sq ft / 38.5 sq m  
 Total = 2674 sq ft / 248.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Latcham Dowling Ltd. REF: 1211503



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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