



134 Milton Road

Clapham, Bedford, MK41 6AR

Gavin Mills



www.gavin-mills.co.uk



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Guide Price £1,150,000

An exceptional 6 double bedroom, 3 bathroom, detached family home, constructed by Dovecote Homes in 2022 to a high specification throughout, and offered for sale with no upper chain.

This beautifully presented property has versatile and spacious accommodation in excess of 3900 sq.ft set across three floors and is conveniently located just 4 miles from Bedford Town Centre, offering an abundance of amenities along with highly regarded schools and a mainline train station to St Pancras International.

Bedrooms.

There are five double bedrooms to the first floor, all with built-in wardrobes/storage and air conditioning to the guest bedroom. Both the guest bedroom ensuite and family shower room are finished to a high standard with Porcelanosa tiles and fittings.

The principal bedroom suite is situated on the second floor and has skylights to both front and rear and air conditioning, a dressing area with built-in wardrobes and a large ensuite, comprising a free-standing bath, a separate shower and twin wash basins, along with two heated towel rails.

Outside.

To the front, an electric five-bar gate opens to a large gravel driveway offering parking for several vehicles ahead of the double garage, which has electric roller doors to the front and a pedestrian door to the rear.

Gated side access leads to the rear garden that is laid to a porcelain tiled patio seating area and steps up to the lawn.

Ground floor accommodation.

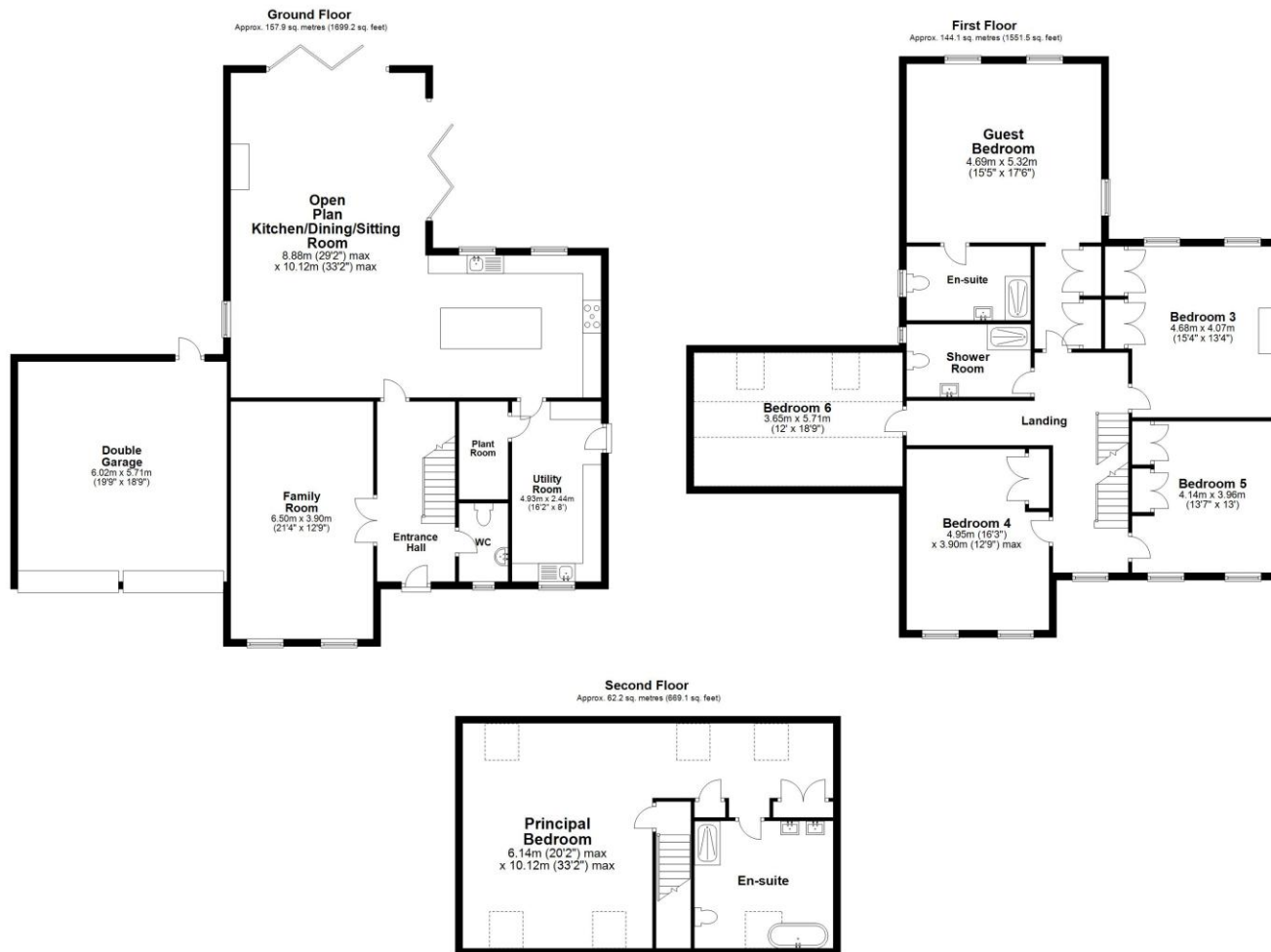
The spacious entrance hall has access to the WC, stairs rising to the first floor, and double doors opening to the family room, which has a bespoke, full-length, built-in, storage/display unit.

To the rear of the property, the open plan kitchen/dining/sitting room is the perfect space for entertaining, with a large central island/breakfast bar in the kitchen and two sets of bi-folding doors from the sitting room opening out to the rear garden patio.

There is a separate, large utility room and plant room. The ground floor has underfloor heating along with air conditioning to the open-plan dining area.



Call Gavin Mills to arrange a viewing on **07971 807 341**



Total area: approx. 364.2 sq. metres (3919.7 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanIt.



Score	Energy rating	Current	Potential
92+	A	101 A	101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.