



CRANES

8 Fallows Crescent, Cranfield, MK43 0YX

£450,000

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£450,000

8 Fallows Crescent

Bedford, MK43 0YX

- FOUR BEDROOMS
- CHARLES CHURCH HOME
- TRIPLE LENGTH DRIVEWAY
- GREAT GARDEN
- VILLAGE LOCATION
- DETACHED
- SINGLE GARAGE
- REALLY WELL PRESENTED
- EN-SUITE

This wonderfully presented and exceptionally versatile four bedroom detached family home is offered for sale in ever popular Bedfordshire village of Cranfield. Pleasantly situated on the modern Home Farm development, this Charles Church built home offers everything needed for modern day living, the highlight of which is the 22ft kitchen/family room which stretches across the back of the house and opens up onto the garden. The accommodation fully comprises of entrance hall, downstairs cloakroom, lounge, dining room, kitchen/family room, master bedroom with en-suite shower room, three further good sized bedrooms and a family bathroom. To the side of the house is a triple length driveway leading to the single garage and to the rear, a really good sized and fully enclosed garden with gated access. Please also note, whilst this property is leasehold, the vendors will purchase the freehold as part of the sale and it will be a freehold house on completion. Please contact for further details.



ENTRANCE HALL

DOWNSTAIRS CLOAKROOM

LOUNGE 14'6" x 10'6" (4.42 x 3.22)

DINING ROOM 9'6" x 8'2" (2.9 x 2.51)

KITCHEN/FAMILY ROOM 22'10" x 10'11" (6.98 x 3.35)

MASTER BEDROOM 13'5" x 9'8" (4.1 x 2.95)

EN-SUITE

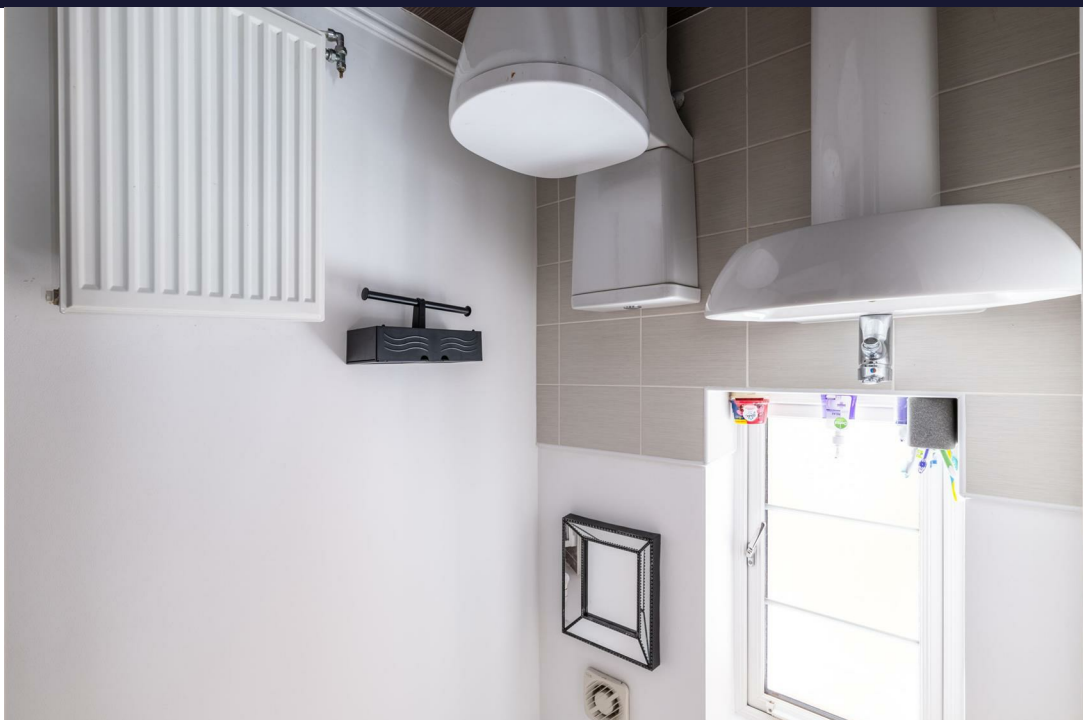
BEDROOM TWO 11'2" x 9'0" (3.42 x 2.76)

BEDROOM THREE 9'8" x 9'1" (2.97 x 2.78)

BEDROOM FOUR 11'5" x 6'11" (3.48 x 2.12)

FAMILY BATHROOM









Viewing

Please contact our Cranes Estate Agents Office on 01234 750900 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Energy Efficiency Rating	
Current	Potential
82	92
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

Energy Performance Graph



Location Map