



**Connells**

Bittern Lane  
Wixams Bedford



## Property Description

\*\*\*WELL PRESENTED THROUGHOUT\*\*\*

\*\*\*POPULAR WIXAMS LOCATION\*\*\*

Connells are pleased to bring to the market this well presented 4 bedroom versatile living town house, located in the popular new development of Wixams. The property is spread over 3 floors and comprises of an entrance hall, downstairs W/C, kitchen/dining room and lounge with patio doors that open out to a beautiful garden. To the first floor are 3 bedrooms and a family bathroom. The master bedroom spreads across the top floor and further benefits from a dressing area and 3 piece en-suite.

Externally the property benefits from a beautiful enclosed rear garden and allocated parking.

Location:

Wixams provides the perfect balance for family living which include facilities such as a Budgens store, a garden centre, sporting pitches and children's play areas around the estate. Set a short distance from the A421 and only minutes away from the M1 Motorway and other key transport links including the A1. Other benefits include a short distance to shops and other local amenities including community centre and schooling.

**Entrance Hall**

**Cloakroom**

**Lounge**

15' 7" x 15' 7" ( 4.75m x 4.75m )

**Kitchen/diner**

16' 10" x 8' ( 5.13m x 2.44m )

**First Floor**

**Landing**

**Bedroom Two**

15' 6" x 12' 2" ( 4.72m x 3.71m )

**Bedroom Three**

10' 5" x 8' 2" ( 3.17m x 2.49m )

**Bedroom Four**

7' x 6' 11" ( 2.13m x 2.11m )

**Bathroom**

**Second Floor**

**Bedroom One**

14' 7" x 11' 8" ( 4.45m x 3.56m )

**Ensuite**

**Dressing Area**

7' 6" x 7' ( 2.29m x 2.13m )

**External**

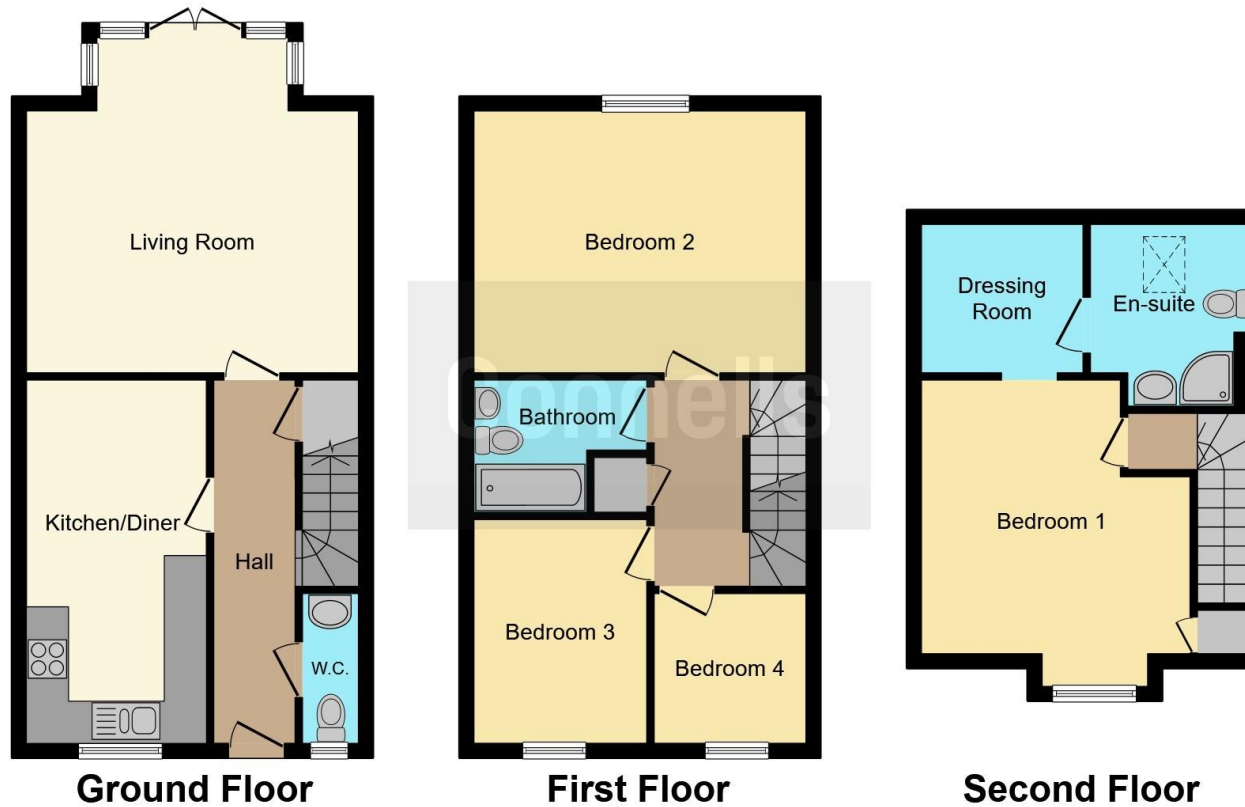
**Rear Garden**

**Parking**









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Freehold

**view this property online [connells.co.uk/Property/BED311527](http://connells.co.uk/Property/BED311527)**



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