



**Connells**

Pentland Rise  
Bedford



## Property Description

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Located in the highly desirable North Bedford area of Putnoe, this stunning detached family residence offers a truly sought-after location. With 4 spacious bedrooms, including a generous dressing area in the master suite, this home provides ample space for a growing family.

The property boasts 4 reception rooms & kitchen, providing plenty of space for entertaining guests or enjoying quality time with loved ones. Whether it's a formal dining room for hosting dinner parties or a cozy living room for relaxing evenings, this home has it all.

A cloakroom adds convenience to everyday life, while a family bathroom provides a relaxing space to unwind after a long day. The property has been meticulously maintained, ensuring that every aspect of this home is in good condition.

Outside, the beautifully maintained garden offers a tranquil oasis, perfect for enjoying the outdoors. Whether it's hosting summer barbecues or simply relaxing with a book, this garden provides a peaceful retreat.

A garage and off-road parking complete this property, providing ample space for vehicles and storage. With easy access to local

amenities, schools, and transport links, this home truly offers the best of both worlds - a peaceful retreat in a desirable location, while still being conveniently located for everyday needs.

A viewing of this house is highly advised to fully appreciate the living space within!!

## Entrance Hall

## Cloakroom

## Study Area

8' 11" x 8' 1" ( 2.72m x 2.46m )

## Lounge

16' 10" x 9' 11" ( 5.13m x 3.02m )

## Second Reception Room

10' 7" x 9' 2" ( 3.23m x 2.79m )

## Family Room

16' 8" Max x 9' 6" ( 5.08m Max x 2.90m )

## Kitchen

11' x 7' 9" ( 3.35m x 2.36m )

## Dining Room

14' 1" x 8' 1" ( 4.29m x 2.46m )

## First Floor

## Landing

## Bedroom One

22' 5" Max x 9' 2" Max ( 6.83m Max x 2.79m Max )

## Bedroom Two

14' 1" x 8' 2" ( 4.29m x 2.49m )

## Bedroom Three

9' 5" x 8' 10" ( 2.87m x 2.69m )

## Bedroom Four

8' 10" x 8' ( 2.69m x 2.44m )

## Bathroom

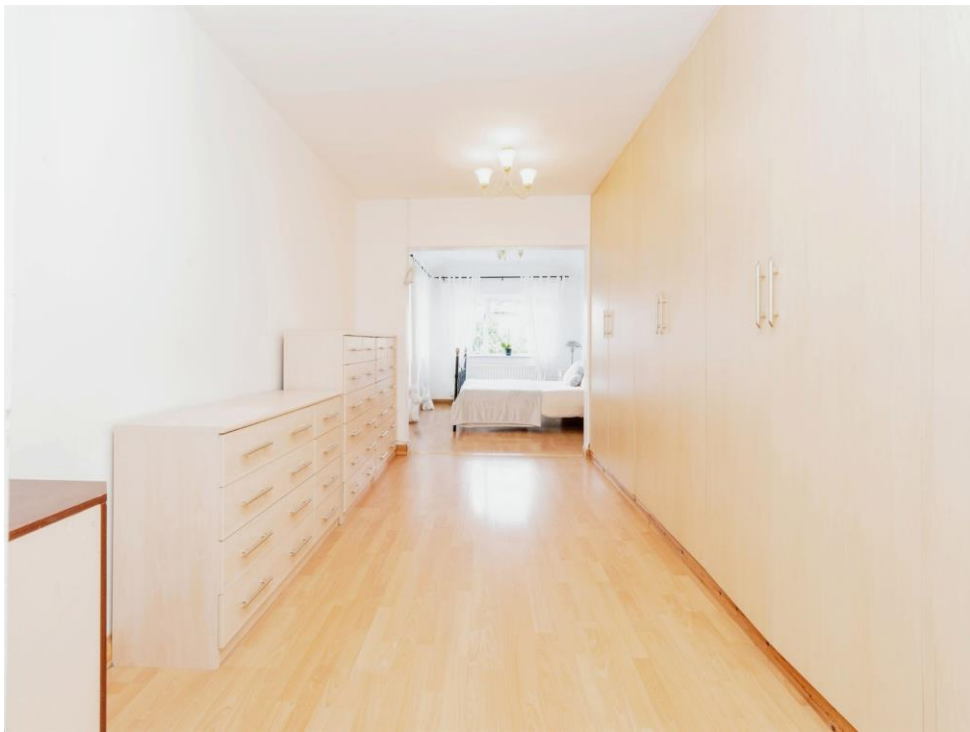
## External

## Front Garden

## Rear Garden

## Parking









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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