



**Connells**

Buckfast Avenue  
Bedford



## Property Description

Offering approx. 1054 of accommodation over two floors is this well presented four bedroom detached property. Property comprises on the ground floor of an entrance hall with cloakroom and access to the refitted kitchen breakfast room with provides ample eye and base level units and space for further appliances. To the rear of the property is a full width sitting room, which in turn provides access to a separate conservatory.

On the first floor, there are four bedrooms of which the Master bedroom benefits from a refitted, three piece ensuite shower room. There is also a separate three piece family bathroom. There is added storage in the loft accessed via the landing.

Externally to the front there is a driveway accessed via a drop kerb providing parking for multiple vehicles and access to the garage. The garage has had a part conversion so offers storage and to the rear there is office space with electric and lighting. To the rear there is a well maintained lawned garden with paved pathway leading to a seating area outside office. There is timber fencing and external tap and light. There is also secure gated access to the driveway.

The property is located off of Wentworth Drive in Bedford providing easy access to Mowsbury Park and the adjoining golf club.

## Entrance Hall

## Lounge

17' 7" x 11' ( 5.36m x 3.35m )

## Kitchen

18' x 10' 8" ( 5.49m x 3.25m )

## Conservatory

12' x 9' 4" ( 3.66m x 2.84m )

## First Floor

## Landing

## Bedroom One

11' 1" x 11' 1" ( 3.38m x 3.38m )

## Ensuite

## Bedroom Two

11' 2" x 8' 5" ( 3.40m x 2.57m )

## Bedroom Three

8' 8" x 8' 3" ( 2.64m x 2.51m )

## Bedroom Four

8' 11" x 6' 2" ( 2.72m x 1.88m )

## Bathroom

## External

## Rear Garden

## Driveway & Garage









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**

Tenure: Freehold

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