



**Connells**

Northhill Road  
Cople Bedford



Northhill Road  
Cople Bedford MK44 3TU

for sale offers in excess of  
**£700,000**



### Property Description

Property comprises on the ground floor of three reception rooms and a wonderful refitted open plan kitchen diner area with bi-fold doors leading to the rear garden. The kitchen offers an ample array of eye and base level units with integrated appliances and an island piece with integrated electric hob and storage underneath plus a host of features and attention to detail including LED lighting, oak flooring, stylish internal doors, wood burner and much more. There is also a separate utility room and downstairs cloakroom.

On the first floor there are four double bedrooms of which the master bedroom has built in wardrobes and there is a separate refitted three-piece shower room.

Externally to the front there is a gravel driveway providing parking for several vehicles and access to the garage with additional side access. The rear garden benefits from an open aspect behind and is perfect for entertaining with a large patio area, a central seating area with vine covered trellis work, shaped beds and pathways with a pond to one side and a covered barbecue area which is a unique feature and great for those who like outdoor living and cooking.

A viewing is highly recommended-contact us today to arrange an appointment!

Entrance Hall

Cloakroom

Study

12' 9" x 9' ( 3.89m x 2.74m )

Lounge

15' 8" x 12' 9" ( 4.78m x 3.89m )

Kitchen/Diner

22' 7" Max x 9' 2" Min ( 6.88m Max x 2.79m Min )

2nd Reception Room

18' 5" x 13' 5" ( 5.61m x 4.09m )

First Floor

Landing

Bedroom One

15' 9" x 13' 1" ( 4.80m x 3.99m )

Bedroom Two

12' 9" x 9' 8" ( 3.89m x 2.95m )

Bedroom Three

12' x 9' ( 3.66m x 2.74m )

Bedroom Four

8' 9" x 8' 4" ( 2.67m x 2.54m )

Shower Room

External

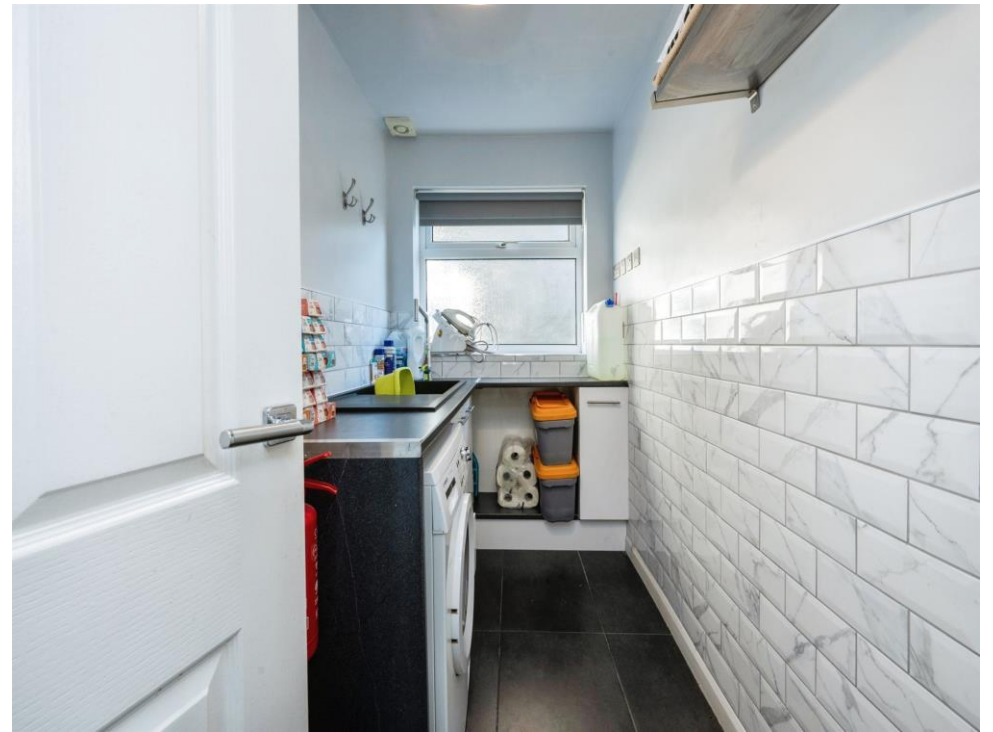
Front Garden

Rear Garden

Garage & Driveway













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)

To view this property please contact Connells on

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42 Allhallows  
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**EPC Rating: C**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/BED312114](http://connells.co.uk/Property/BED312114)



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