



Connells

Brooklands Avenue
Wixams Bedford



Property Description

This property boasts a charming entrance hall that sets the tone for the rest of the home, inviting you into a spacious kitchen/breakfast room that is ideal for family gatherings. The kitchen is designed with functionality in mind, featuring ample counter space & modern appliances that make meal preparation a delight. The breakfast area provides a cozy spot for morning coffee/casual meals, creating a warm atmosphere for family & friends.

The versatile dining room offers a wealth of possibilities; it can easily be transformed into a study or serve as a 5th bedroom. This flexibility enhances the practicality of the layout.

To the first floor, you will discover a comfortable lounge that serves as a perfect retreat for relaxation. The main bedroom on this level is a true sanctuary, complete with an ensuite bathroom that offers privacy. The family bathroom, thoughtfully positioned to serve the fourth bedroom.

Venturing to the second floor, you will find two additional double bedrooms, each generously sized & filled with natural light, providing ample space for family members or guests. A second bathroom on this level enhances the home's appeal, ensuring that there is no shortage of facilities for busy mornings/evening routines.



Entrance Hall

Cloakroom

Lounge

21' x 9' 10" (6.40m x 3.00m)

Dining Room

11' 2" x 7' 8" (3.40m x 2.34m)

Kitchen

16' 5" x 14' 2" (5.00m x 4.32m)

First Floor

Landing

Bedroom One

12' 7" x 12' 1" (3.84m x 3.68m)

Ensuite

Bedroom Two

19' x 9' 9" (5.79m x 2.97m)

Bedroom Three

13' 10" x 9' 2" (4.22m x 2.79m)

Bedroom Four

9' 5" x 7' 10" (2.87m x 2.39m)

Bathroom

External

Rear Garden









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EPC Rating: Awaited

Tenure: Freehold

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