

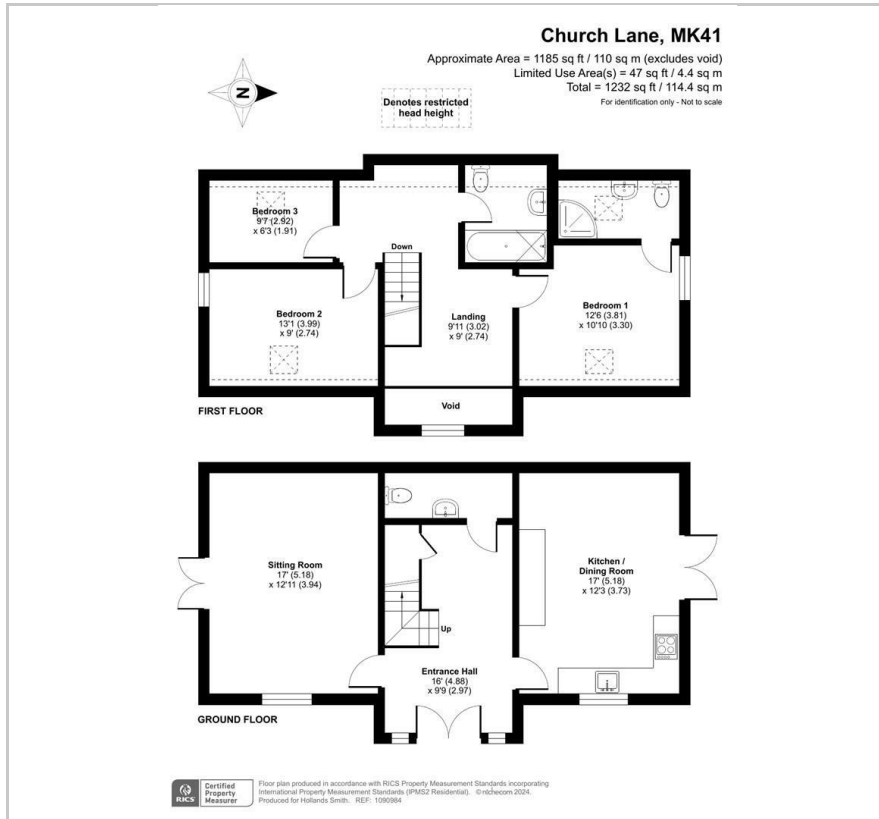


## 3 Coach House Mews

Church Lane, Bedford, MK41 0FR

£395,000

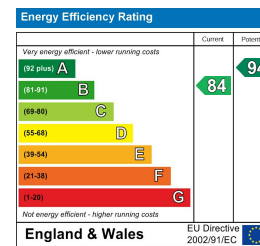
## Floor Plan



## Area Map



## Energy Efficiency Graph



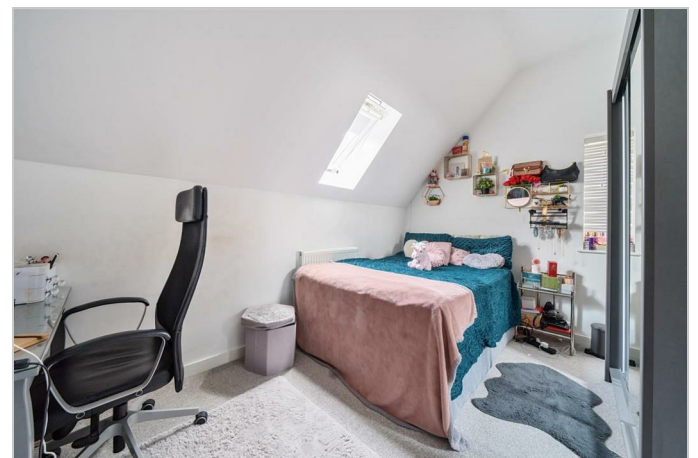
## Viewing

Please contact our Bedford Office on 01234 216612 if you wish to arrange a viewing appointment for this property or require further information.



Built around five years ago and still within the NHBC guarantee, this well-appointed detached home occupies a quiet courtyard position around two miles east of the town. Available with no upward chain, the ground floor accommodation is all accessed via a spacious central entrance hall with large glazed doors and full-height windows. There is a good size living room and a kitchen/dining room both with French doors opening to the side gardens. The kitchen has modern units and a full complement of integrated appliances. The first floor has three bedrooms, one with an en suite shower room, and a family bathroom. All of the windows are double glazed and there is gas to radiator heating from a combination boiler. Outside, there is off road parking in a communal car parking area to the front and the unusual benefit of two separate gardens both part walled and enjoying sunny aspects.

The property is conveniently located for a number of local amenities and attractions; Goldington Green is a large open park and offers a children's play area; there are pub/restaurant options within a short walk and a choice of supermarkets also within easy reach. Bedford Cricket Club is directly opposite and there is a nearby bus stop for easy access to the town centre. EER: B



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