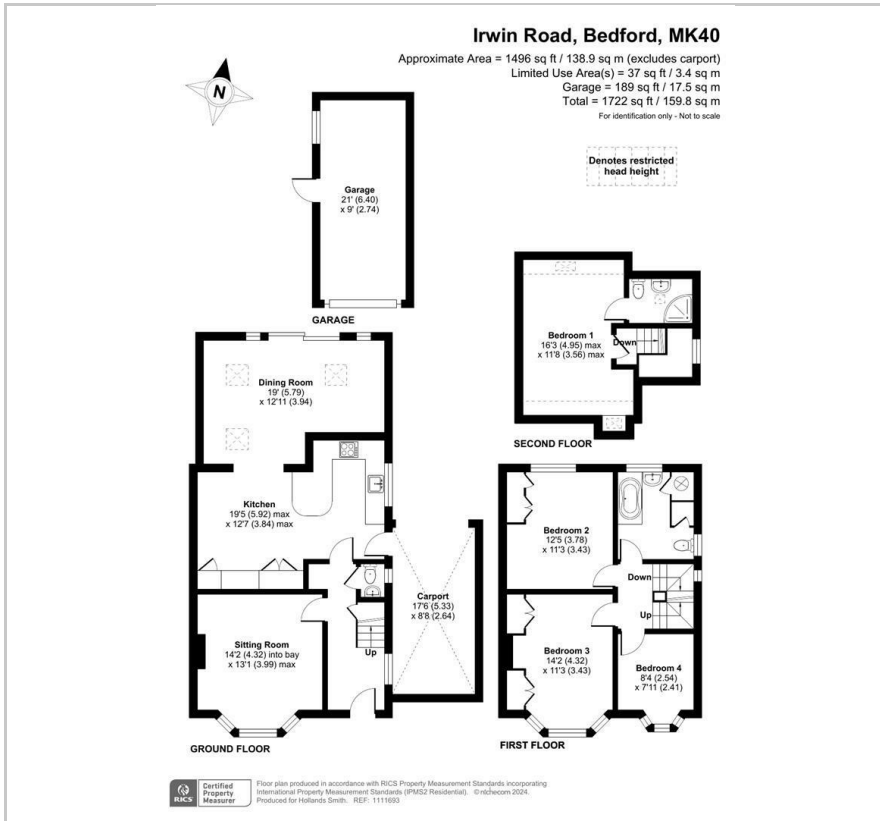




24 Irwin Road  
, Bedford, MK40 3UL  
£565,000



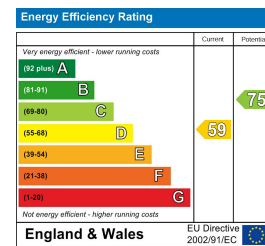
## Floor Plan



## 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.



Occupying a quiet no-through-road, this enlarged and improved family home offers spacious and adaptable accommodation arranged over three floors. The self-contained front sitting room has a large bay window and a period cast iron fireplace and the rear section of the ground floor provides separate kitchen, dining and living areas. The kitchen has modern units and some built in appliances and the rear living room overlooks the garden. The first floor has three bedrooms, two with fitted wardrobes, and a large family bathroom with a modern suite including a separate shower cubicle. The loft space has been converted and provides a spacious main bedroom with Velux windows adding plenty of natural light and the added benefit of an en suite shower room. Heating is by gas to radiators and all of the windows are uPVC double glazed. Outside, there is off road parking on a block paved driveway at the front, a car port and garage to the side and a well-kept mainly lawned garden at the rear.

Irwin Road is conveniently located for the range of specialist shops and cafes along Castle Road as well as being just a short walk from The Embankment and Russell Park. Popular pub/restaurants are also close by as is a Marks & Spencer 'Simply Food'. Bedford town centre is close by and has a wider choice of shops as well as fast links into London St Pancras by rail. EER: D



**163 Castle Road, MK40 3RT**

**Tel: 01234 216612**

**[www.hollandsmith.co.uk](http://www.hollandsmith.co.uk)**