



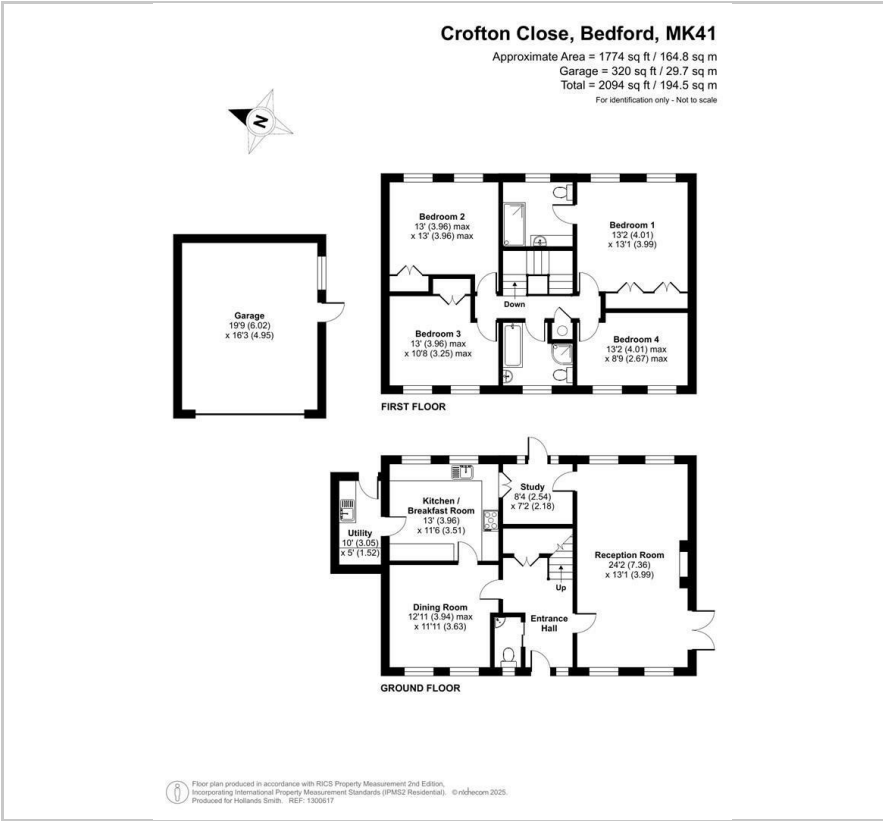
12 Crofton Close

, Bedford, MK41 8AJ

£750,000



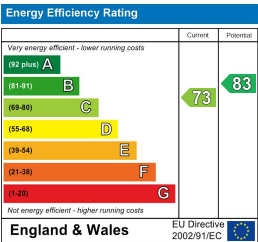
Floor Plan



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.

- Spacious Detached Family Home
- Two Bathrooms plus Ground Floor WC
- Two Further Reception Rooms
- Solar Panels & EV Charger
- Large Garden Plot
- Four Double Bedrooms
- Large Triple-Aspect Living Room
- Refitted Kitchen & Utility Room
- Double Garage and Ample Off Road Parking



Quietly situated just off Kimbolton Road, this spacious detached family home offers an impressive 1800 square feet of living space, perfect for modern family life. Thoughtfully designed to provide both comfort and functionality. The accommodation includes four generously sized double bedrooms and two well-appointed bathrooms, along with an additional ground floor WC. The property features a large triple-aspect living room with feature Bioethanol fire and further living space is provided by a separate dining room as well as a study or snug. Both the kitchen and utility room have recently been refitted, as has much of the flooring on the ground floor in engineered Oak. The large windows throughout provide plenty of natural light. A particular feature of the property is the large garden plot, offering a perfect outdoor retreat for children to play, gardening enthusiasts, or those who simply wish to enjoy al fresco dining during the warmer months. The outside space is completed by a large double garage and ample off road parking in front. Additionally, there is an EV charger and the inclusion of solar panels with battery storage not only enhances the property's energy efficiency but also contributes to lower utility bills.

Crofton Close is situated a little over a mile north of Bedford town centre and is a quiet cul-de-sac of similar properties with a choice of amenities within easy reach. There are two parades of shops locally offering convenience stores, post offices and other specialist shops and there is a choice of popular pub/restaurants and cafes. Bedford town has wider choice of shops and independently-owned eateries as well as a mainline rail station with fast links into London St Pancras. In addition, both Bedford and Mowsbury Parks are just around the corner and popular schools for all ages are within easy reach, both state-run and private. EER: C 73.

163 Castle Road, MK40 3RT

Tel: 01234 216612

www.hollandsmith.co.uk

These particulars are believed to be accurate but are not guaranteed to be so. They are intended only as a general guide and cannot be constructed as any form of contract, warranty or offer. No apparatus, equipment, fittings or services have been tested and so we cannot verify that they are in working order. The details are issued on the strict understanding that any negotiations in respect of the property are conducted through Hollands Smith Estate Agents and Valuers.