



High Street  
Souldrop, Bedford MK44 1EY



**Simpson & Weekley**



Nestled in the charming village of Souldrop, Bedford, this delightful detached house on High Street offers a tranquil retreat for those seeking a peaceful lifestyle. Boasting three reception rooms, four generously sized bedrooms, and potential for further improvements such as converting and incorporating the double garage into more accommodation, this property is perfect for families looking for a spacious home ready to move into and make their own.

As you step inside, you are greeted by a large open plan lounge dining room, a kitchen breakfast room, a study, and a convenient downstairs WC. The layout of the house provides ample space for both relaxation and entertainment, making it ideal for hosting gatherings with friends and family.

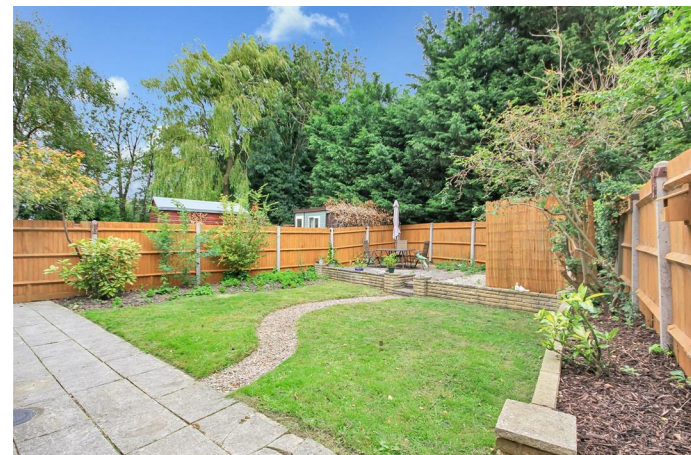
Upstairs, you will find the four well-appointed bedrooms, including an en-suite in the master bedroom and a separate family bathroom for added convenience. The thoughtful design of the house ensures that everyone has their own private space to unwind and recharge.

Outside, the property features a private enclosed rear garden, perfect for enjoying the fresh air and alfresco dining during the warmer months. With a private driveway and a double garage, parking will never be an issue for you and your guests.

Located in the highly sought-after North Bedfordshire village, this home offers a serene lifestyle away from the hustle and bustle of the city. With no upper chain, the opportunity to make this charming property your own is not to be missed.

Don't miss out on the chance to own this beautiful home in a desirable location. Contact us today to arrange a viewing and start envisioning your new life in this wonderful property on High Street, Souldrop.

EPC Rating D, Council Tax Band F



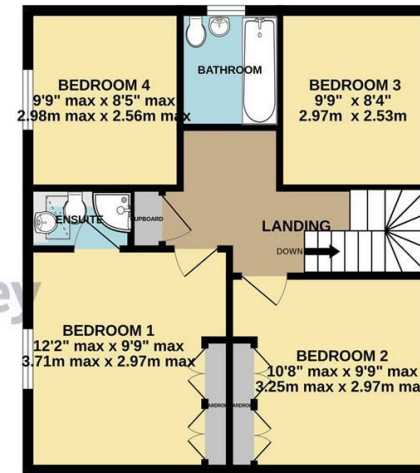
Offers In Excess Of £500,000



GROUND FLOOR  
899 sq.ft. (83.5 sq.m.) approx.



1ST FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1459 sq.ft. (135.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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01933 418917

[rushden@simpsonandweekley.co.uk](mailto:rushden@simpsonandweekley.co.uk)

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW