

**James
Kendall**
Estate Agents

47 Parrott Grove, Marston Moretaine

Bedford

Offers Over **£625,000**

47 Parrott Grove

Marston Moretaine, Bedford

A 5-bedroom home with a stunning loft suite, situated in a family-friendly location with green views, countryside walks, excellent travel links, and an array of local amenities.

Council Tax band: TBD

Tenure: Freehold

- Spacious, versatile accommodation across three floors
- Five bedrooms, including an outstanding loft suite with its own shower room which has been designed to be split into three additional double bedrooms if required
- Open-plan kitchen/diner and separate lounge with bay window
- Landscaped southeast-facing garden with patio, raised beds and a large, discreet garden shed measuring 75 sq ft (STS)
- Detached oversized garage. driveway parking for three

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract.

We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

If a property is unoccupied at any time there may be reconnection charges for any switched-off/disconnected or drained services or appliances – All measurements are approximate.



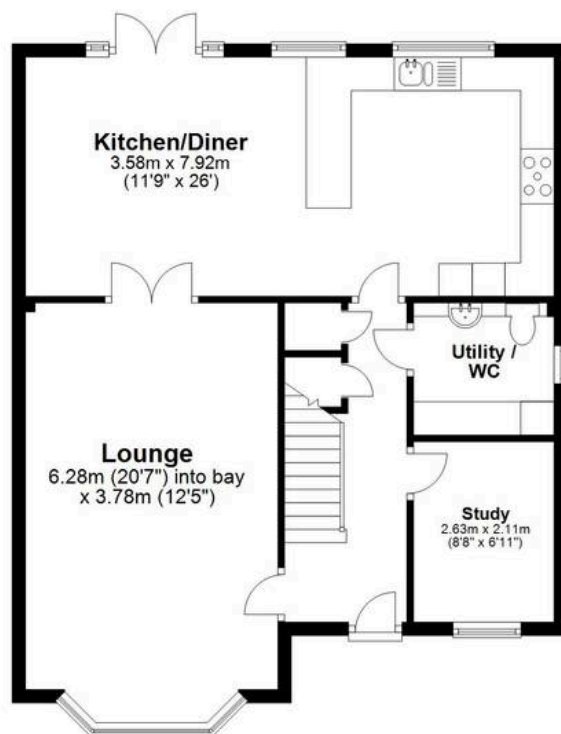
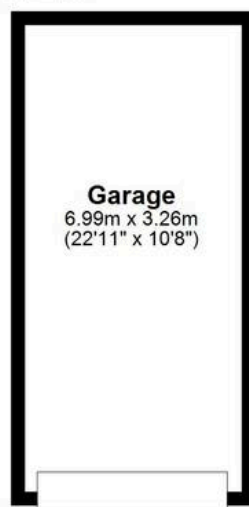




Ground Floor

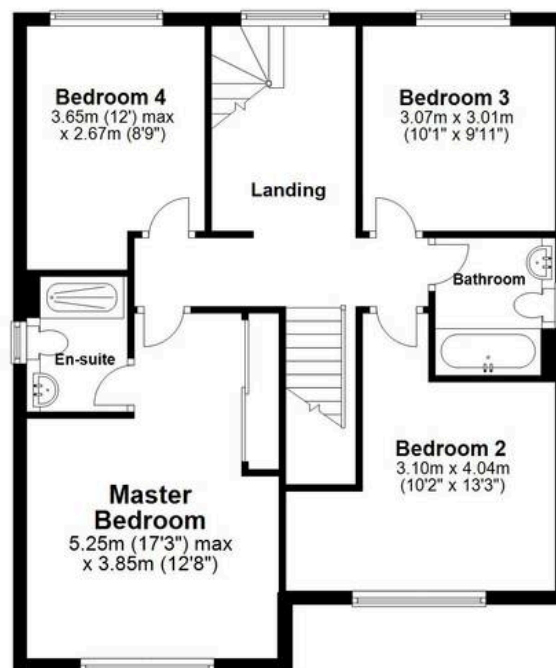
Main area: approx. 71.0 sq. metres (764.7 sq. feet)

Plus garages: approx. 22.8 sq. metres (245.1 sq. feet)



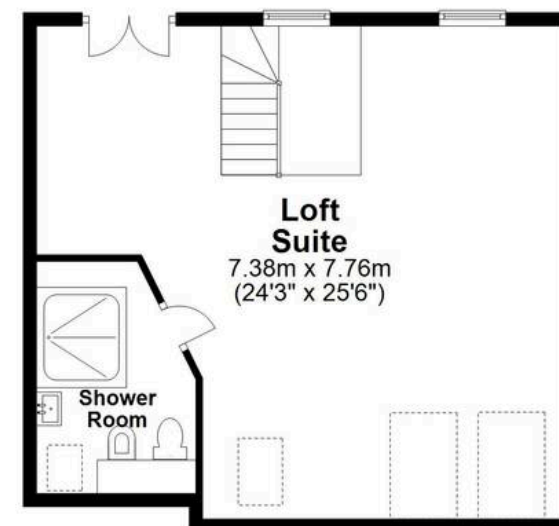
First Floor

Approx. 79.6 sq. metres (857.1 sq. feet)



Second Floor

Approx. 57.5 sq. metres (618.6 sq. feet)



Main area: Approx. 208.1 sq. metres (2240.3 sq. feet)

Plus garages: approx. 22.8 sq. metres (245.1 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Windows and Door openings are approximate. Whilst every care is taken in the preparation of this floor plan please check all measurements, shapes and compass bearings before making any decisions upon them. © James Kendall Estate Agents
Plan produced using PlanUp.



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