



4 Woodlands Close, Cople, Bedford MK44 3UE











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Cople  
Bedford  
MK44 3UE

OIEO £750,000

Much improved family home  
in a popular village...

- Extended family home
- Cul-de-sac location
- Cloakroom
- Open plan living space
- Separate living room
- Study
- Utility room
- Five bedrooms
- Three bath/shower rooms
- Large garage
- Good size plot



- Council Tax Band F
- Energy Efficiency Rating C





Set within a tree lined cul-de-sac, this detached family home has recently been extended and updated by the current occupiers to a high standard.

From the entrance lobby, you are immediately greeted by a large open plan living space, with a ceramic tiled floor which creates an immediate sense of space and style where living, dining and entertaining can be carried out with ease.

The main kitchen area offers a central quartz topped island unit and a wide range of contemporary units with worktops over. There are integrated appliances which include two ovens, a hob and extractor and two dishwashers. A further bank of units can be found on the wall facing the principle open plan area. Features include a wood burning stove, doors to the garden and there is also an opening to a separate living room which is dual aspect.

Also on the ground floor there is a study, a utility room and a cloakroom.

On the first floor a side extension has created a large master bedroom which runs from the front to the rear of the property and there is an en suite shower room. Bedroom two also has an en suite and there are three further bedrooms and a family bathroom. Some bedrooms include fitted wardrobes and all sanitary ware has been upgraded.







The property has gas fired central heating and is double glazed. The property is set nicely back on its plot and there is ample off road parking and a large garage. The garden wraps around the plot with extensive areas of lawn. The rear garden has a patio area and there are some mature trees, one of which is subject to a tree preservation order.

Cople is a popular village located to the east of Bedford and easily accessible from Bedford's southern bypass, the A421, which links the A1 at the Black Cat roundabout with the M1 at Junction 13. Swift and frequent rail services are available from Bedford station, five miles, and the mainline station at Sandy, six miles.

The village has its own church, All Saints, The Five Bells Public House, a garage and the newly created Sheerhatch Primary School that came from the merger in 2017 of the Lower Schools in both Cople and nearby Willington.

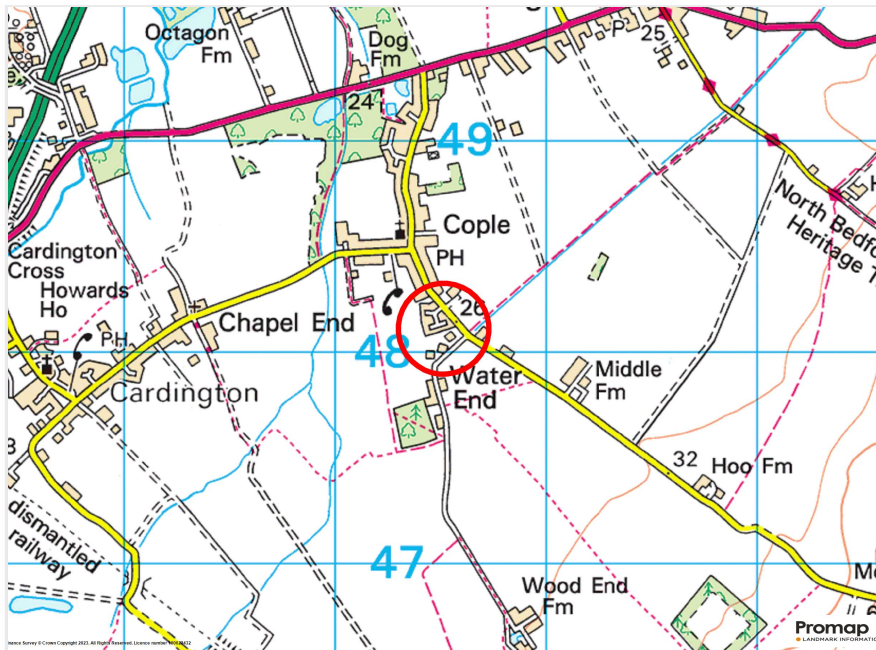
More extensive shopping, recreational and schooling opportunities, both private and state, are available in nearby Bedford just four short miles away.



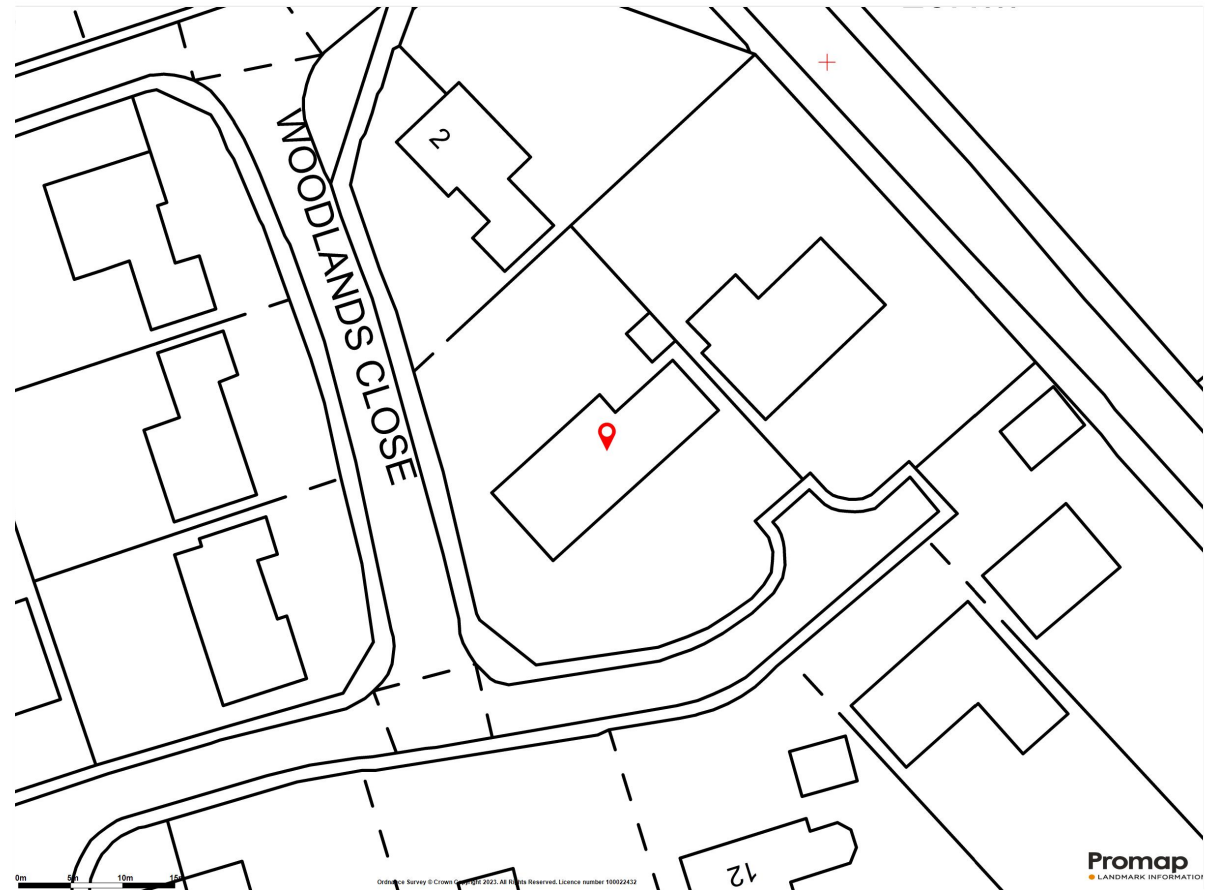
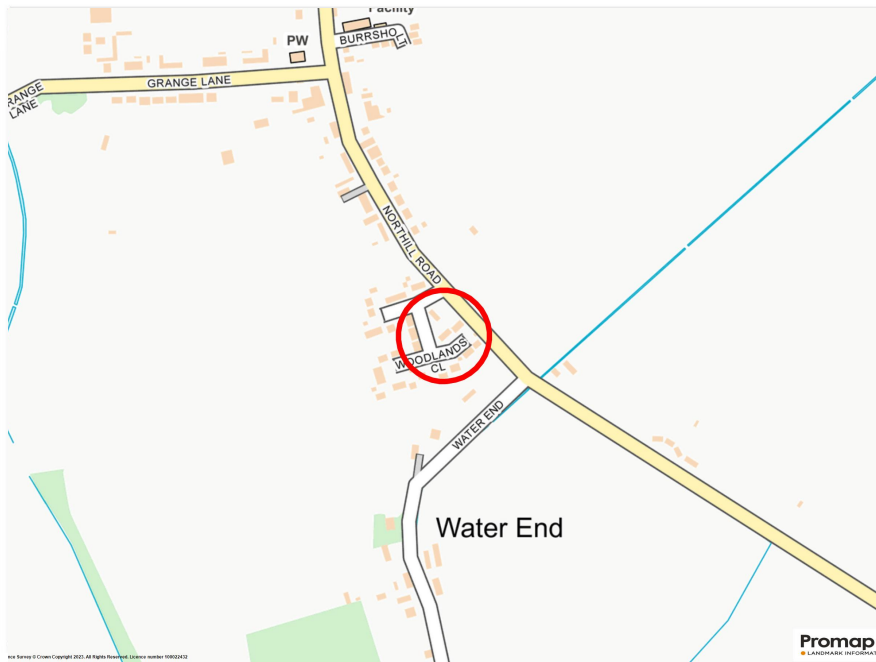








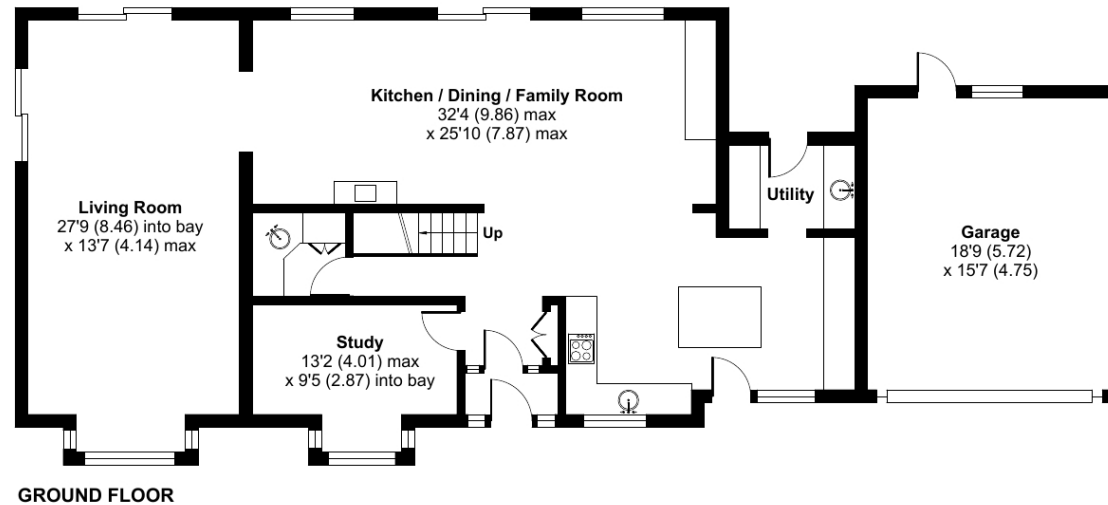
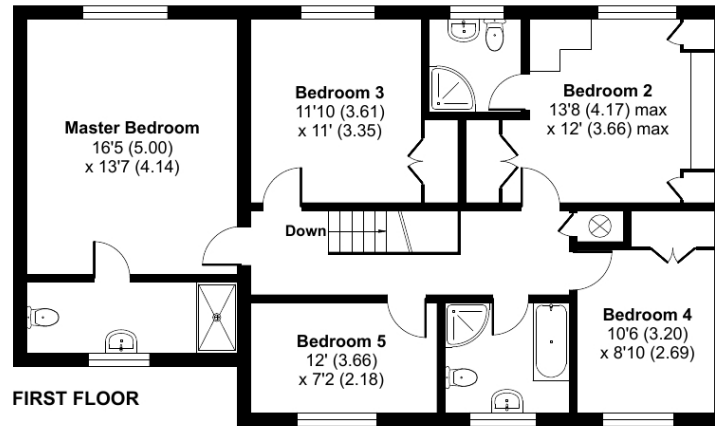
Bedford Railway Station 5 miles • Milton Keynes Station 22 miles • A1 Black Cat Roundabout 9 miles • M1 Junction 13 15 miles • Luton Airport 24 miles • Stansted Airport 41 miles • London 59 miles





# Woodlands Close, Cople, Bedford, MK44

Approximate Area = 2354 sq ft / 218.6 sq m  
 Garage = 292 sq ft / 27.1 sq m  
 Total = 2646 sq ft / 245.8 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Lane & Holmes. REF: 990203



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Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

