



58 Rowallan Drive, Bedford MK41 8AS







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Bedford  
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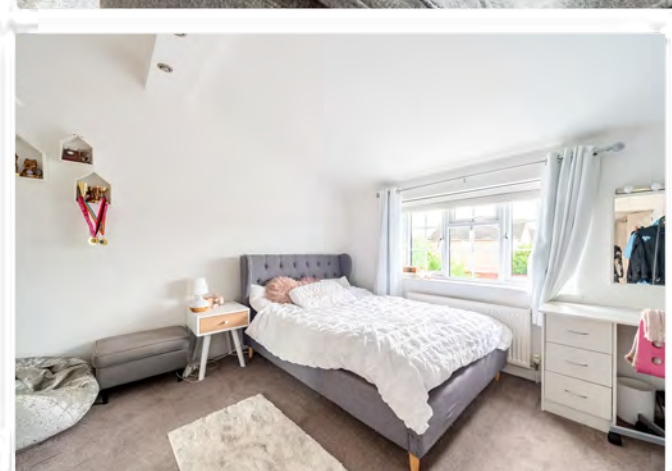
Price £625,000

Extended five bedroom  
detached home in the heart  
of Putnoe...

- Detached family home
- Vastly extended and upgraded
- Open plan kitchen/diner
- Living room
- Utility and WC
- Five bedrooms
- En suite and dressing room to master
- Family bathroom
- Large and private rear garden
- Garage/home pub
- Side access
- Driveway for up to three cars



- Council Tax Band D
- Energy Efficiency Rating C

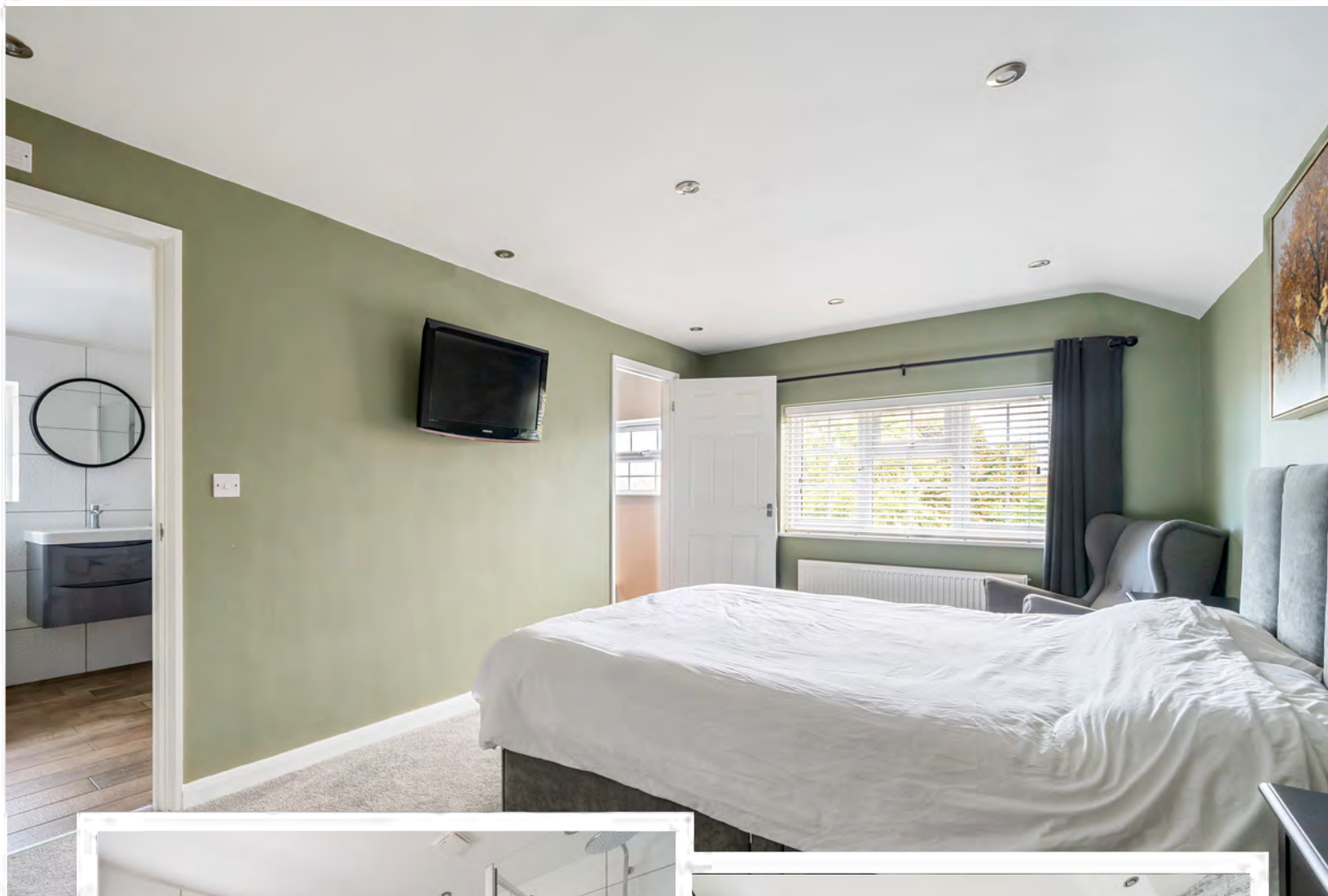


We are delighted to bring to the market this very well presented detached family home set between Brecon Way and Kimbolton Road, a very popular spot in Bedford with many facilities within close proximity and with an excellent range of schooling nearby.

The current owners have vastly extended and refurbished the property and it is clear to see a lot of thought went into the process.

The ground floor accommodation offers an entrance hall leading to the kitchen/diner which is a spectacular space offering open plan living. The kitchen itself has been fitted with modern units and wooden worktops and there is an island for further storage which doubles up as a breakfast bar. There are many fitted appliances to include an induction hob, double ovens, a built-in microwave, a dishwasher and a walk-in pantry with fitted shelving for ample storage. Adjacent to the kitchen is a broad space for entertaining that boasts bi-fold doors leading to the garden. The kitchen/diner leads round to a further reception area which could be used as a 'snug', playroom, office or the like and a formal living room with bow fronted window to the front of the property.

On the first floor, the former three bedroom home has been converted to five bedrooms, the master has a beautifully fitted en suite shower room with twin basins and there is also a walk-in wardrobe. There are four further bedrooms, three doubles and a single, which is currently being utilised as an office, and a family bathroom. The extended part has Velux windows so provides a generous amount of natural sunlight which is the case throughout the property.

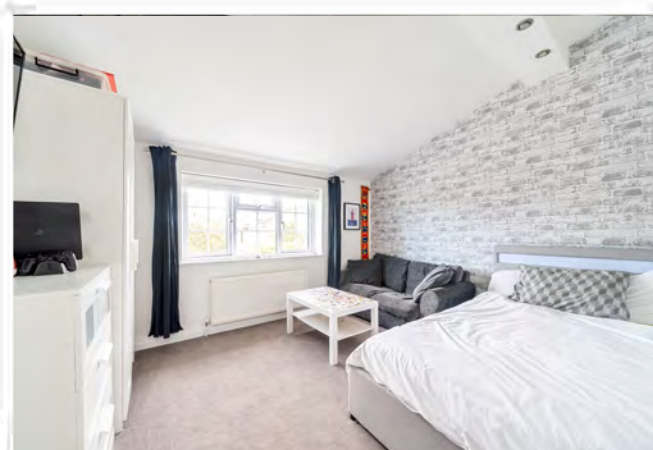


Externally, the rear garden is a fantastic space for entertaining. There is a large enclosed space with wooden decking that leads to the garage which is being used as an impressive home 'pub' and still boasts space for storage. The rest of the garden is mostly laid to lawn and provides privacy from the surrounding properties.

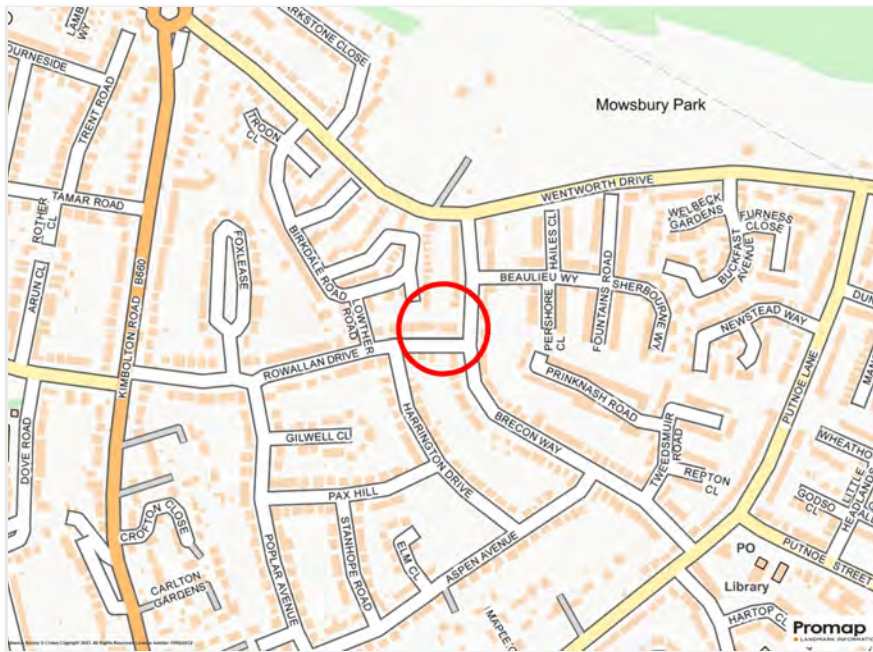
The boundary at the front is a stylish brick wall and the driveway can facilitate up to three cars.

Further benefits include, gas central heating, PVCu double glazed windows, an alarm system, internet ports in most of the rooms on both floors to enhance working from home and external CCTV cameras.

The house is located in Rowallan Drive, which connects Brecon Way and Kimbolton Road in the sought after Putnoe area. Good access is available to local shops, schools and amenities. Bedford's town centre and the mainline railway station are a short drive away. There is also good access to Bedford's southern bypass connecting the A1 to the M1.







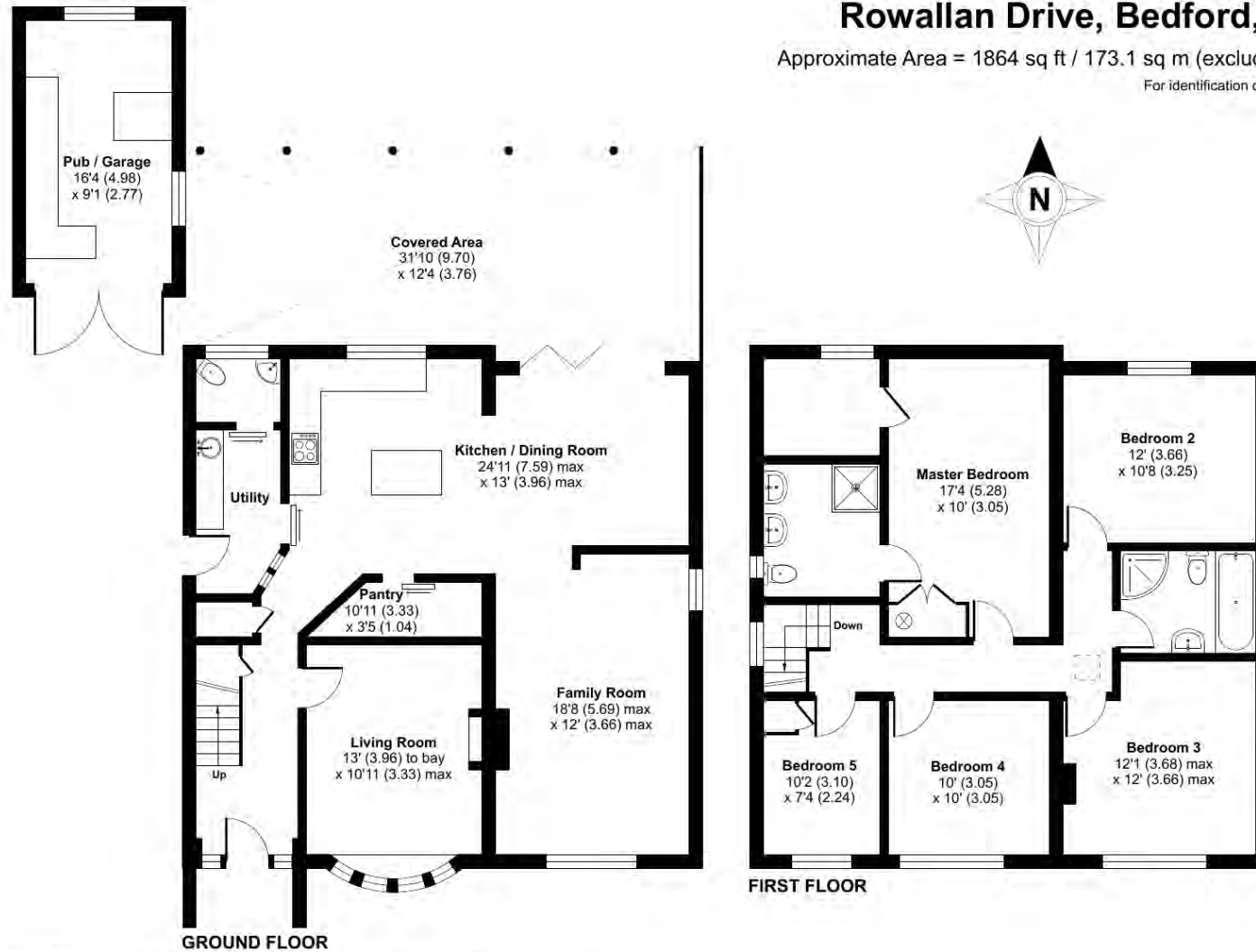
Bedford Railway Station 3 miles • Milton Keynes Station 19 miles • A1 Black Cat Roundabout 8 miles • M1 Junction 13 14 miles • Luton Airport 28 miles • Stansted Airport 55 miles • London 63 miles



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Approximate Area = 1864 sq ft / 173.1 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richicom 2023  
Produced for Lane & Holmes. REF: 1042276



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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.

