



30 Mount Pleasant Road, Clapham, Bedford MK41 6BU



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Clapham  
Bedford  
MK41 6BU

OIEO £500,000

Considerably extended home  
offering superb flexibility...

Large end of terrace home

Open plan living

Stunning finish

Five/six bedrooms

Three bath/shower rooms

Gas central heating

Landscaped garden

Off road parking

Garage

Freehold



- Council Tax Band B
- Energy Efficiency Rating C

## Located in the sought after village of Clapham...



This remarkable end of terrace home is set in the popular village of Clapham and has been subject to a renovation and extension programme by the current owners. The property has an expansive amount of living space, which exceeds 1,850 square feet.

On the ground floor there is a show stopping open plan living space with ample space for sitting and dining, entertaining and general day to day living. The living room overlooks the front and connects to the modern kitchen which is set to the rear. The kitchen has been thoughtfully fitted with contemporary white gloss units, an island, granite worktops and there are some integrated appliances. There is also a well fitted utility room.

There is also a ground floor bedroom/possible further reception room which has a refitted

en suite shower room which also doubles as a cloakroom as it can also be accessed from the entrance hall.

On the first floor there are four bedrooms, plus a dressing room/possible nursery. There are two modern bath/shower rooms. One contains a luxury infinity bath/shower unit with a steam function and there are twin wash hand basins, a WC and a bidet. The other consists of a shower, a WC and a wash hand basin.

The property has gas central heating and is double glazed.

Outside there is a reasonably sized and landscaped walled garden which has a patio, an area of lawn and some artificial grass. There is off road parking to the front and also a garage in a block close by.

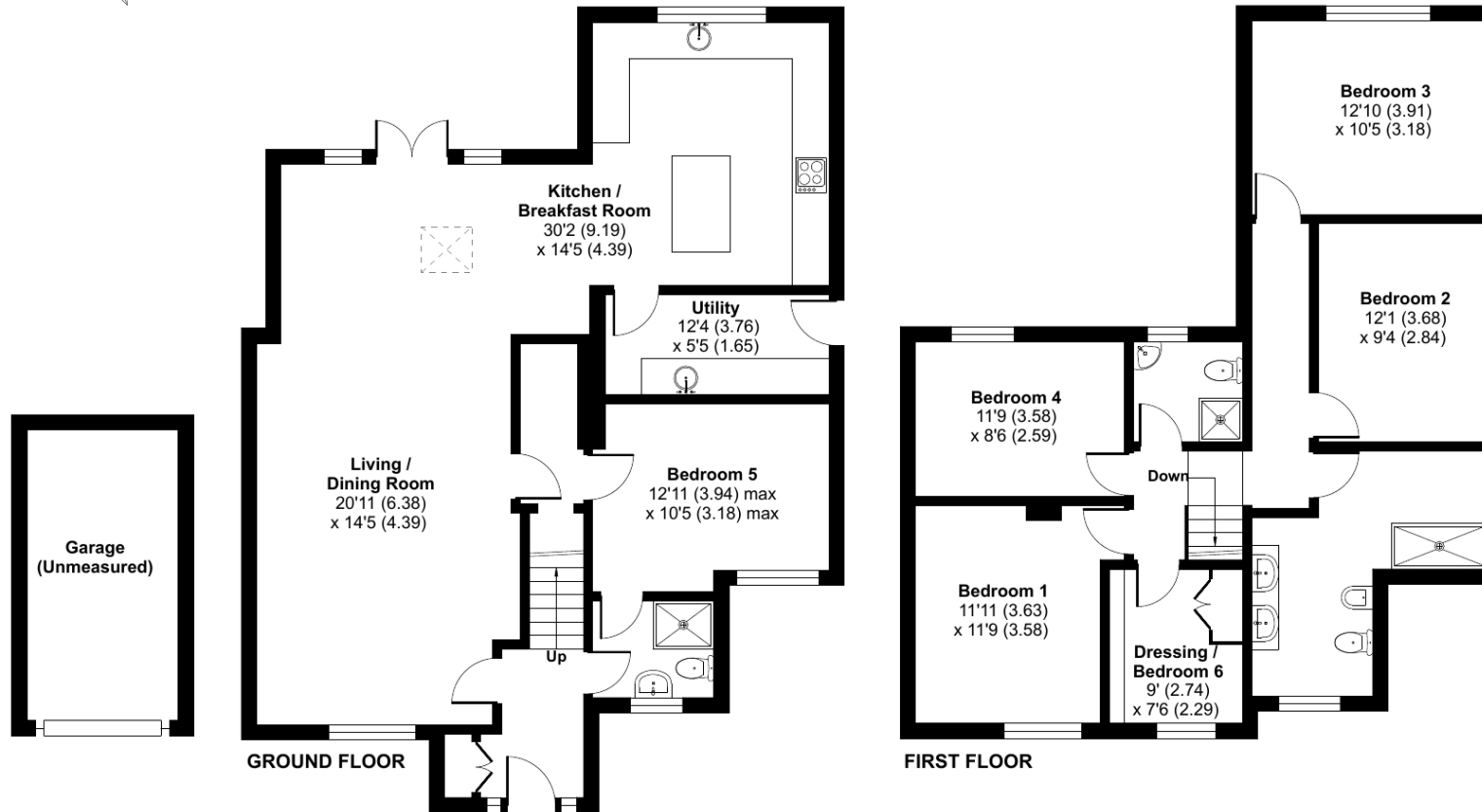
Clapham is a sought after village with easy access into Bedford and the North Bedfordshire villages. Bedford's train station is just two miles away for fast and frequent services to the capital.



# Mount Pleasant Road, Clapham, Bedford, MK41

Approximate Area = 1853 sq ft / 172.1 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). © nitchecom 2024. Produced for Lane & Holmes. REF: 1100799



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