



56 Mallard Hill, Bedford MK41 7QS



56 Mallard Hill
Bedford
MK41 7QS

Price £390,000

Four bedroom home
Living/dining room
Kitchen
Utility
Four bedrooms
Two bath/shower rooms
Gas central heating
Large garden
Freehold



- Council Tax Band C
- Energy Efficiency Rating C

Three storey family home close to Bedford Park...



Set on the popular Mallard Hill, this spacious family home has been much improved by the current owners, most recently by way of a dormer loft conversion which has added a large master bedroom on the second floor along with a stunning en suite.

Downstairs there is a light and airy entrance hall, a front to back living room/dining room with a conservatory off, a modern kitchen and a utility room.

The first floor accommodation includes three bedrooms and a family bathroom, with stairs rising to the second floor loft conversion

where attractive views of Bedford Park can be enjoyed. It is an impressive space, with the en suite being a traditional style with a freestanding bath, a WC and a wash hand basin.

The property has gas central heating and is double glazed.

Outside the property sits on an elevated plot, which slopes up to the rear. The rear garden is in excess of one hundred feet in depth and is laid mainly to lawn with some mature hedgerows and some raised beds. It is not overlooked from the rear and there is a hard landscaped area with two garden sheds.

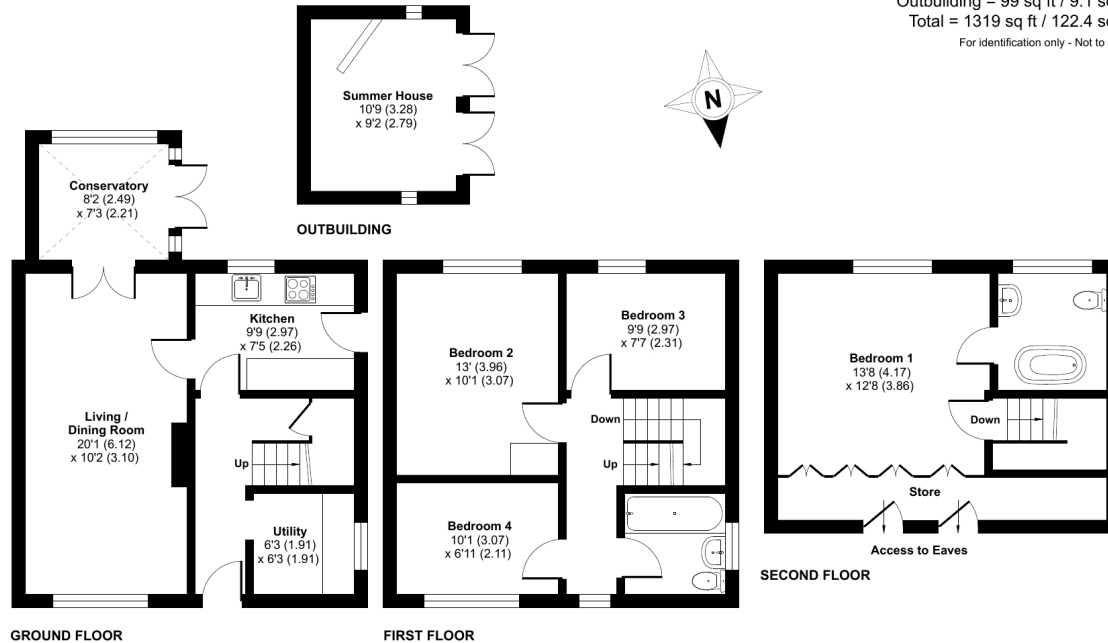
Mallard Hill, Bedford, MK41

Approximate Area = 1220 sq ft / 113.3 sq m

Outbuilding = 99 sq ft / 9.1 sq m

Total = 1319 sq ft / 122.4 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). ©nlhcom 2024. Produced for Lane & Holmes. REF: 1105374



01234 327744 | sales@laneandholmes.co.uk | www.laneandholmes.co.uk | 66-68 St Loyes Street, Bedford, Bedfordshire, MK40 1EZ

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.

