



## 73 STUDLEY ROAD, WOOTTON, BEDFORD MK43 9DL

PRICE £435,000

### **A chain free detached house in Wootton...**

Lane and Holmes are pleased to offer for sale this well presented and chain free detached home in Wootton.

An internal hallway provides access to the cloakroom and there are separate reception rooms including a dual aspect lounge with doors opening out to the rear garden and a formal dining room. The ground floor also provides a kitchen with fitted appliances and an adjoining utility area that houses the recently replaced boiler.

On the first floor there are four bedrooms and a family bathroom, whilst the master bedroom also benefits from an en suite shower room. Further benefits include double glazing and gas fired central heating and the property is available with no onward chain. Please note new carpets will be laid throughout in early April.

Externally, the property benefits from a single detached garage with a driveway in front and there is lawn to the front. The rear garden provides patio and lawn and offers a good degree of privacy.

Studley Road is situated off Lorraine Road in Wootton, to the south and west of Bedford town. Wootton offers great access to the A421 bypass which links the A6, M1 Junction 13 and A1. The village offers a wide range of amenities including supermarkets, one being a Tesco Express, doctors' surgery, Public Houses and restaurants. There is a pre-school, Primary and Secondary schooling plus lovely Countryside walks, whilst Bedford offers fast and frequent rail links to London and beyond.

Energy Efficiency Rating D

Council Tax Band E

