



7 Braeside, Bedford MK41 9BL



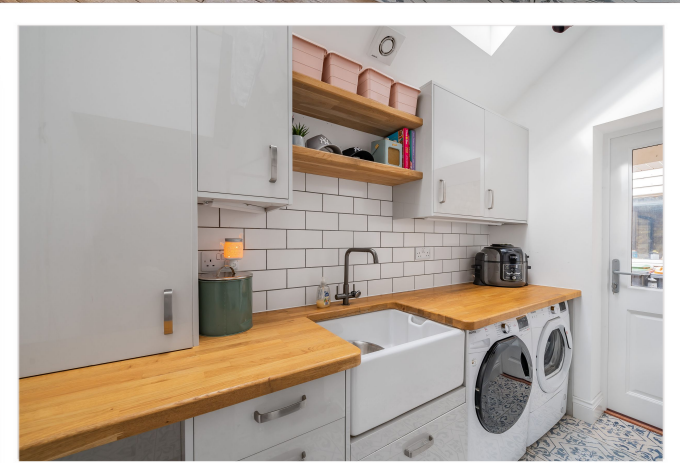
7 Braeside
Bedford
MK41 9BL

Price £450,000

Beautifully presented family home with open views to the front...

- Semi-detached home
- Welcoming entrance hall
- Bay-fronted living room
- Large kitchen/diner
- Utility room
- Four bedrooms
- Family bathroom and en suite
- Enclosed rear garden
- Garage/store
- Gated access
- No upward chain
- Freehold

- Council Tax Band D
- Energy Efficiency Rating C



Located in a small cul de sac in Putnoe, overlooking Bowhill Park...



We are delighted to offer for sale this beautifully presented family home on Braeside in Putnoe, overlooking Bowhill Park.

The current owners have vastly extended and improved the property to a high specification offering spacious accommodation over three floors which is available with no upward chain.

On entering the property, you are welcomed by an inviting entrance hall with herringbone flooring and fitted storage, this leads into the bay-fronted living room which boasts a log burning stove creating a cosy relaxing space.

The hub of the home is the impressive kitchen/diner which has been tastefully created for dining and socialising.

The kitchen is fitted with modern units,

fitted appliances, a built-in bar with a wine cooler, a central island with an attractive exposed brick support, Victorian style tiled floors and boasts Bi-fold doors to the garden. The extension has Velux windows allowing in heaps of natural light and there is also a utility room providing further access to the garden.

On the first floor there are three good sized bedrooms which are served by the refitted bathroom featuring a roll top bath and a separate double length rainfall shower. On the second floor the large master suite offers an en suite shower room and has doors opening to a Juliette balcony.

Externally, the rear garden has been beautifully landscaped with some paving and artificial grass, there is a fitted seating area and side access in the store which has power and lighting. The rear of the store features a small children's play area and there is side access from the garden to the front.

The front of the property is very attractive and has gated access from the road to the block paved drive which can fit up to three vehicles.



Braeside, Bedford, MK41

Approximate Area = 1594 sq ft / 148 sq m (excludes void)

Limited Use Area(s) = 21 sq ft / 1.9 sq m

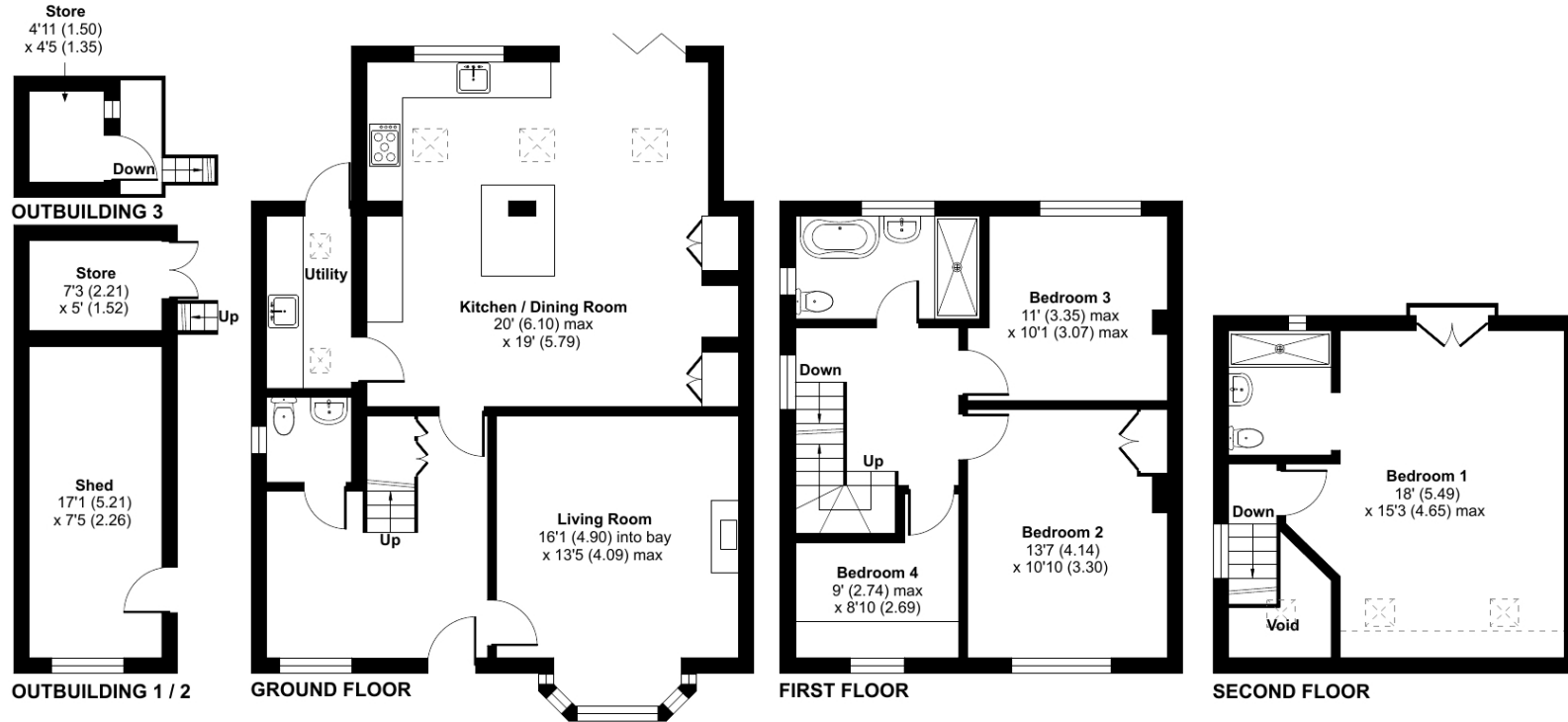
Outbuildings = 184 sq ft / 17 sq m

Total = 1799 sq ft / 166.9 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Lane & Holmes. REF: 1111290



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