



50 Burgoyne Avenue, Wootton, Bedford MK43 9RE



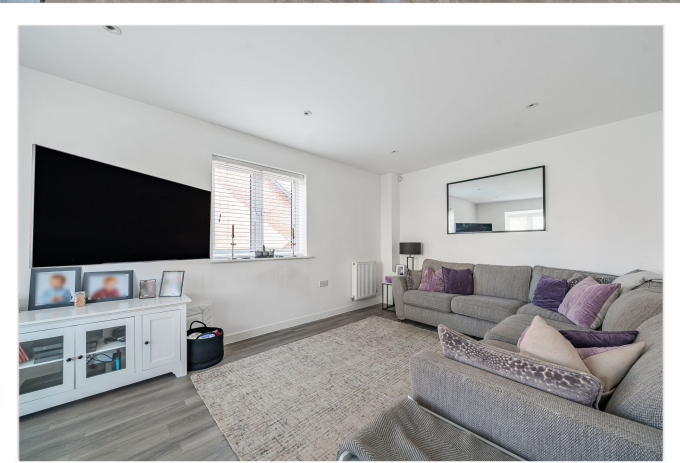
50 Burgoyne Avenue
Wootton
Bedford
MK43 9RE

OIEO £350,000

Stunning three-bedroom
home in Wootton offered in
excellent condition
throughout...

Stunning family home
Bay-fronted living room
Kitchen/diner
Cloakroom
Three bedrooms
En suite to master
Family bathroom
Beautifully landscaped gardens
Driveway for up to three cars
Freehold

- Council Tax Band D
- Energy Efficiency Rating B



Located in a popular village location south and west of Bedford...



Lane and Holmes are delighted to offer for sale this beautifully presented, end of terrace house with a large south facing garden.

The accommodation is over two floors and includes a welcoming, bright and airy entrance hall, a large bay-fronted and double aspect living room as well as a cloakroom at the front. Across the width of the rear of the property is a kitchen/diner complete with a range of integrated appliances as well as a larder cupboard and there are doors opening to the very beautifully landscaped garden.

The first floor provides three generous bedrooms which have been beautifully enhanced by the current owners as well as an en suite to the master bedroom and a fitted family bathroom.

Outside there is a large driveway to the side providing off road parking for up to three cars, whilst the rear garden, which is larger than average, features block paving for entertaining and the rest is laid to lawn with a border of shrubs/plants.

Further benefits include double glazing, gas fired central heating and there are also solar photovoltaic panels.

Please note: There is an annual service charge currently set at £172.12

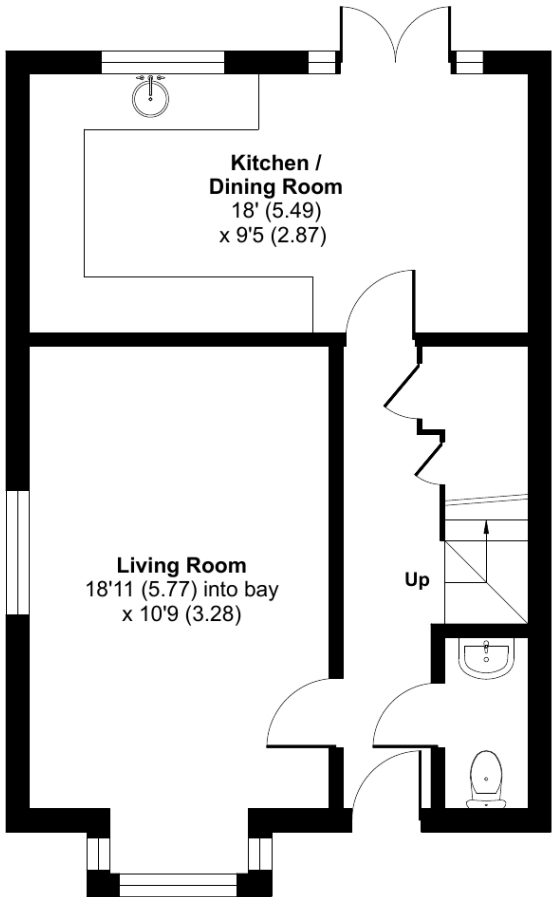
Burgoyne Avenue is situated on a modern development in Wootton, to the south and west of Bedford town. Wootton itself offers great access to the A421 bypass which links the A6, M1 Junction 13 and A1. The village offers a wide range of amenities including supermarkets, one being a Tesco Express, doctors' 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.



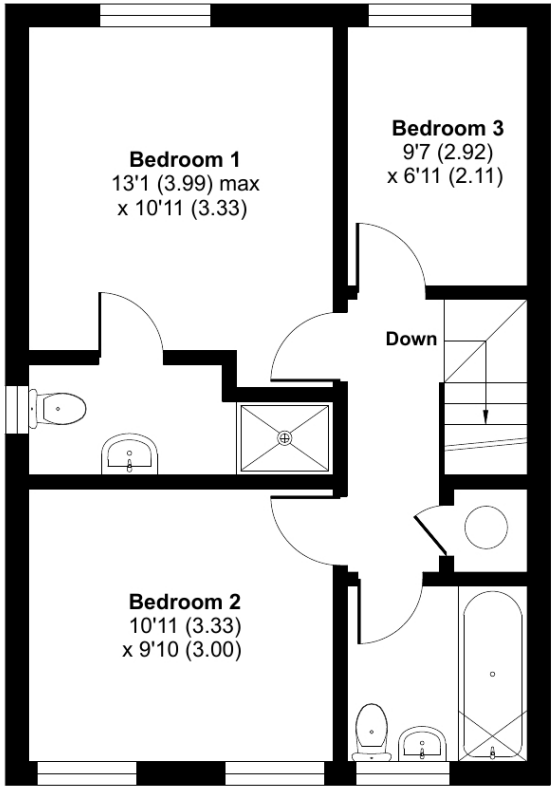
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Approximate Area = 966 sq ft / 89.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Lane & Holmes. REF: 1120721



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