



39 The Bury, Pavenham, Bedford MK43 7PY



39 The Bury  
Pavenham  
Bedford  
MK43 7PY

Price £795,000

Spotless family home in ever  
popular village location...

Entrance hall

Cloakroom

Study

Living room

Living/kitchen/dining room

Utility room

Master bedroom with en suite

Three further bedrooms

Family bathroom

Double garage

Landscaped gardens

Freehold

- Council Tax Band G
- Energy Efficiency Rating C



## A much improved and extended four bedroom detached home...



This is an excellent opportunity to acquire a much improved and extended four bedroom detached family home situated in the popular North Bedfordshire village of Pavenham.

The property has been extended at the rear to provide a wonderful living/kitchen/dining room that has been beautifully fitted and benefits from the wow factor with the added advantage of bi-fold doors opening out in to the garden.

The ground floor also offers a front to back living room at a split level to the rest of the ground floor and also a cloakroom, study and a utility room.

The first floor offers four very good bedrooms with the master having an en suite and the other three being served by a family bathroom. Both bathrooms have been refitted.

Added features include PVCu double glazed replacement windows, oil fired central heating from a boiler installed in 2017 and photovoltaic panels assisting with electricity costs.

Externally there is good off-road parking in front of the double width garage and the gardens at both the front and rear are fully landscaped offering most attractive features for both relaxing in and enjoying some 'grow your own'.

Pavenham has good access in to Bedford via Oakley and on to the A6 Clapham bypass bringing closer the facilities of Bedford that include excellent shopping, recreational facilities and Bedford's mainline railway station providing fast and frequent services to the capital from forty-one minutes.

Closer to home Pavenham sits in the popular Sharnbrook Academy catchment area and local shops are available at the nearby villages of Oakley and Carlton. Pavenham also has a popular Public House and is home to the Pavenham Park Golf Club.



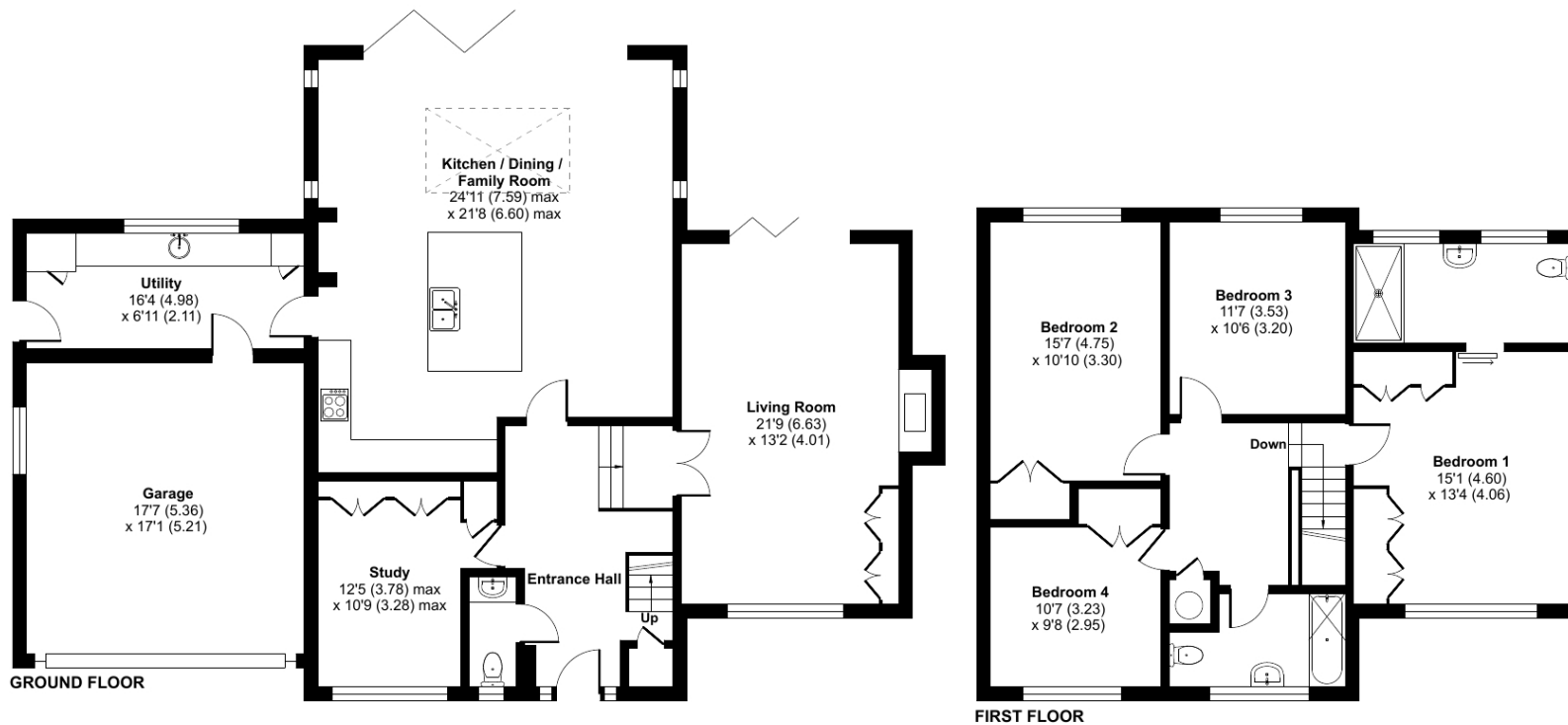
# The Bury, Pavenham, Bedford, MK43

Approximate Area = 2153 sq ft / 200 sq m

Garage = 297 sq ft / 27.5 sq m

Total = 2450 sq ft / 227.5 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). © nitchecom 2024. Produced for Lane & Holmes. REF: 1115895



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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.

