



40 Summerfield Drive, Wootton, Bedford MK43 9FE





40 Summerfield Drive  
Wootton  
Bedford  
MK43 9FE

Guide £650,000

A well presented three storey detached home...

Entrance hall  
Separate reception rooms  
Large kitchen/diner  
Utility room  
Five double bedrooms  
Two refitted en suites  
Refitted family bathroom  
Double garage  
Private garden  
Freehold



- Council Tax Band G
- Energy Efficiency Rating C



## Located on the edge of Wootton...



Lane and Holmes are delighted to offer for sale this very well presented and modernised detached property benefitting from five double bedrooms and with accommodation spread over three floors.

The ground floor offers a ceramic tiled entrance, a refurbished cloakroom, an office and a bay-fronted lounge with a feature fireplace. At the rear of the property is a full width kitchen/dining room, which offers access to the rear garden via two sets of French doors and benefits from a range style cooker, marble work surfaces and ample space for family dining. There is also an adjoining utility room with space for further appliances and which also houses the boiler.

The first floor provides four double bedrooms, each benefitting from built-in storage and with

the largest of the four offering en suite facilities. This level also provides a refitted family shower room. Moving up to the top floor there is a large master suite which comprises a large bedroom, a dressing room and an en suite.

Further benefits of the property include double glazing and gas fired central heating.

Moving outside the property benefits from a double width garage with an electric up and over door and there is a block paved driveway, with access shared with the neighbouring property. The rear garden itself provides lawn and a decked seating area and isn't overlooked from the rear.

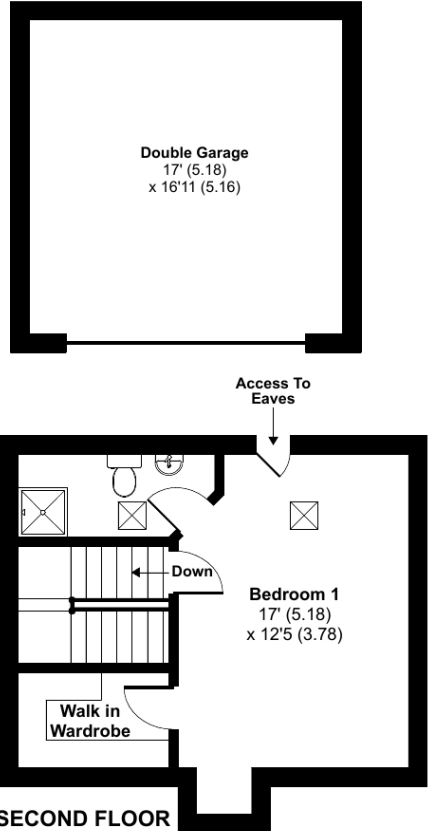
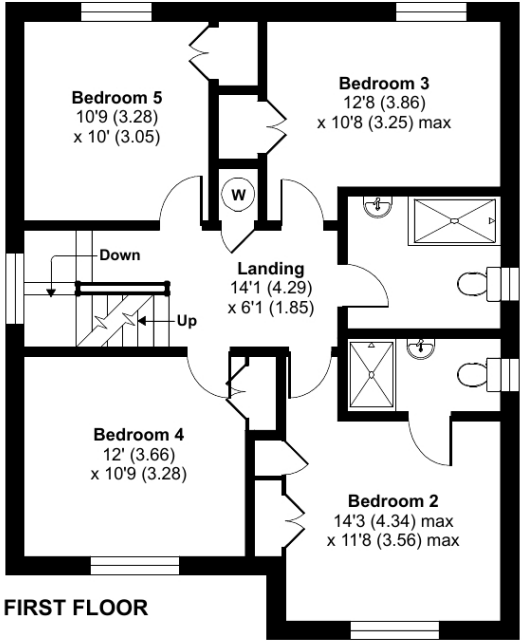
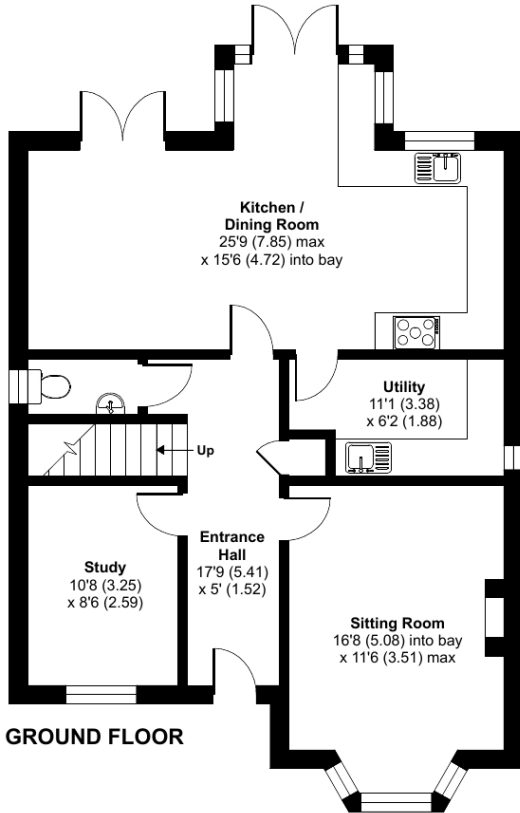
Wootton is a beautiful village located on the south-west side of Bedford and Summerfield Drive is located centrally off Fields Road. Wootton offers a wide range of amenities including shops, pubs, schools, a Post Office, petrol stations and a doctors' surgery. The village also offers easy access to the southern bypass linking the M1 Junction 13 and the A1 at the Black Cat roundabout.



# Summerfield Drive, Wootton, Bedford

Approximate Area = 1995 sq ft / 185.3 sq m  
 Garage = 289 sq ft / 26.8 sq m  
 Total = 2284 sq ft / 212.2 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: 1133681



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

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