



17 Helford Close, Bedford, MK41 7TU

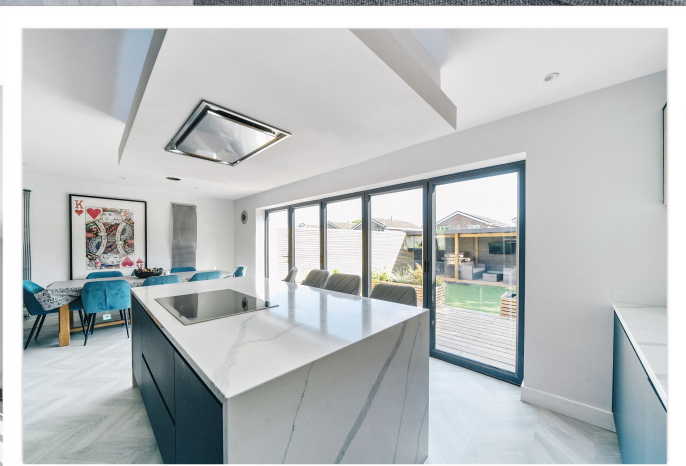
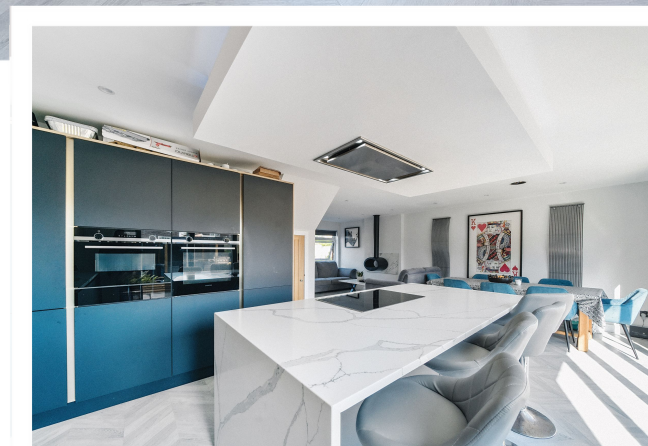


17 Helford Close  
Bedford  
MK41 7TU

Price £500,000

Newly updated and  
refurbished family home...

Refurbished family home  
Open plan kitchen/living space  
Two further ground floor rooms  
Utility room  
Ground floor shower room  
Four bedrooms  
Family bathroom  
Gas central heating  
Landscaped rear garden  
Stunning order  
Freehold



- Council Tax Band E
- Energy Efficiency Rating D

## In a cul-de-sac location and well placed for good local schooling and facilities...



This detached family home has been subject to a complete renovation programme by the current seller with the works being completed to a very high standard of finish.

For buyers looking for a contemporary home, ready for immediate occupation, this house could be the one!

The main living space is an open plan style, with Herringbone style flooring running through the open plan kitchen/living/dining room which enjoys bi-fold doors to the rear garden. This area would be ideal for entertaining and includes a bioethanol fireplace, with the kitchen boasting a wide range of modern units with quartz worktops, an island unit and some integrated appliances.

The ground floor accommodation also includes a very useful utility room, a stunning

shower room and two further reception rooms which could be used as a living, or bedroom space depending on a purchaser's requirements. (Potentially scope for an annex if required)

Moving to the first floor there are four bedrooms, which are served by a contemporary bathroom, which includes a free-standing bath, a large walk-in shower, a wash hand basin and a WC.

The property is double glazed, has a new distribution board and a new gas fired central heating system.

The theme of this property continues outside with the private garden to the rear having been subject to a most impressive landscaping programme which includes a wide range of seating areas with decking and an area of artificial lawn. There is a very impressive timber framed covered seating area, ideal for BBQs, a table and chairs, hot tub or similar with a range of outdoor lighting also installed. To the front of the property, there is ample off road parking.

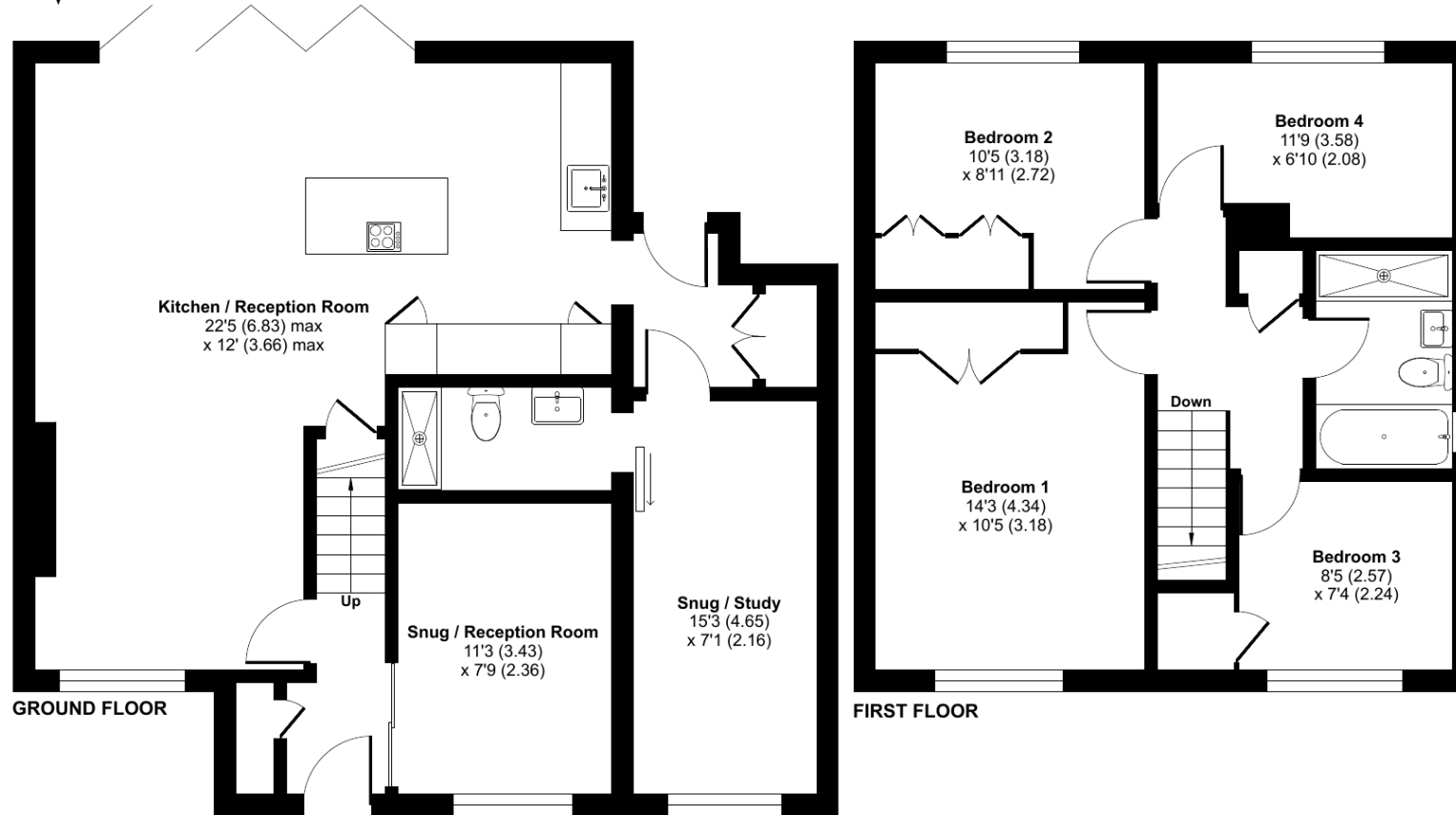




# Helford Close, Bedford, MK41

Approximate Area = 1303 sq ft / 121 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: 1146507



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