



1 Arkwright Road, Milton Ernest, Bedford, MK44 1SE





1 Arkwright Road  
Milton Ernest  
Bedford  
MK44 1SE

Price £450,000

Much improved four-bedroom  
village home with scope for  
expansion...

Entrance hall

Cloakroom

Living/dining room

Kitchen

Four bedrooms

Shower room

Gas fired central heating

PVCu double glazing

Double length garage

Planning approval to extend

Freehold



- Council Tax Band D
- Energy Efficiency Rating C



## In a popular location with convenient travel to Bedford and its mainline railway station...



This is an excellent opportunity to acquire a very well kept and refitted modern four bedroom detached home constructed in the late 1970s and located in this very popular village.

On the ground floor the existing layout offers an entrance hall with a cloakroom, living/dining room and kitchen off and on the first floor four bedrooms served by a family shower room.

The windows are PVCu double glazed and the property has gas fired central heating.

Just outside the back door there is access to a brick-built hobbies' room that could be put to a variety of uses and along the rear boundary there is a double length garage plus a storage area.

The front garden is open plan and laid to lawn whilst the fully enclosed west facing rear garden is laid to lawn, has a substantial paved patio and also the benefit of a raised covered deck area for somewhere to shelter from the predictable summer weather!

**NB** Planning permission has been granted for the demolition of the single storey side outbuilding and for the erection of a two-storey side extension and a new front porch. The plans can be viewed via the Bedford Borough Council's portal using the reference 23/01276/FUL.

Milton Ernest is a popular North Bedfordshire riverside village and is located just four and a half miles from Bedford's town centre with fast access to Bedford, thanks to the Clapham bypass, making this property convenient for those requiring the facilities of Bedford's mainline railway station.



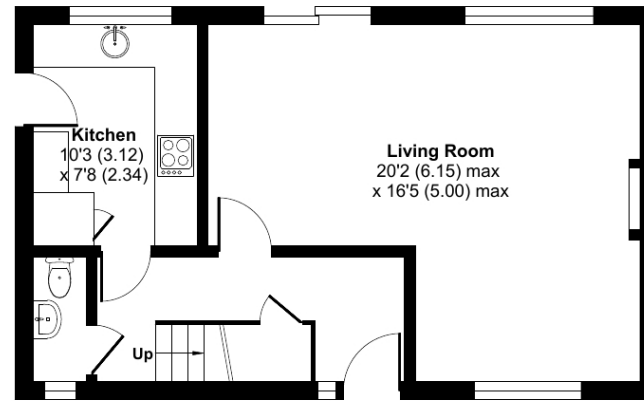
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Approximate Area = 944 sq ft / 87.7 sq m (excludes garage)

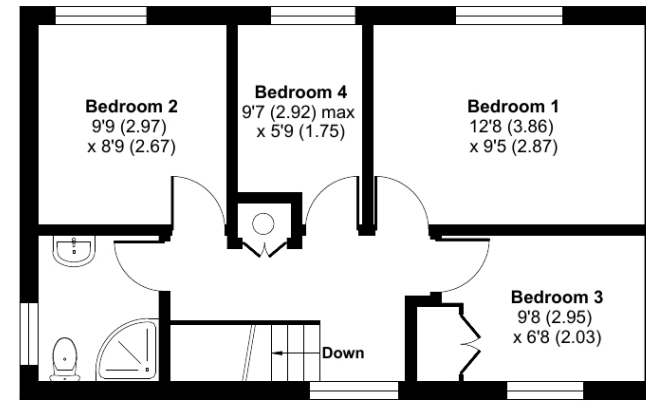
Outbuilding = 183 sq ft / 17 sq m

Total = 1127 sq ft / 104.7 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: 1154666



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