



60 Bedford Road, Wootton, Bedford, MK43 9JU



60 Bedford Road
Wootton
Bedford
MK43 9JU

Price £525,000

Character 1930s detached
family home with work from
home studio...

Character home

Living room

Kitchen/diner

Utility room and shower room

Three bedrooms

Family bathroom

Studio/annex/fourth bedroom

Garage

Outbuildings

Freehold



- Council Tax Band D
- Energy Efficiency Rating D

Occupying a good size plot in the heart of Wootton village...



An excellent opportunity to acquire an established three-bedroom detached family home constructed circa 1930 and occupying a good size plot in this central village location.

The property has been well cared for by the current owner and includes many features, fixtures and fittings that may not be expected of a house of this style and value.

A spacious entrance hall provides access to the bay-fronted living room at the front of the property and also to the kitchen/dining room that spans the middle of the property and is an extremely comfortable space. Off the kitchen area there is a utility room and a shower cloakroom and off the dining area is a garden room that overlooks the garden.

The first floor offers two double bedrooms, a single bedroom and a beautiful bathroom.

Additional benefits include gas fired central heating and PVCu double glazing.

Externally there is excellent off-road parking from where the attached garage can be accessed. There is a gated side access to the rear garden.

In the rear garden there is a brick-built studio with a cloakroom in it offering an ideal space for those who work from home. If required this could also potentially be used as an annex or fourth bedroom.

There is also an additional opportunity for a home office, gym or bar created from the former garage and there are areas suitable for a covered hot tub and also extensive storage for bikes, paddle boards and so on.

The property is located in the heart of Wootton, a popular village to the south west of Bedford offering a wide range of amenities including a supermarket and excellent schools.





Bedford Road, Wootton, Bedford, MK43

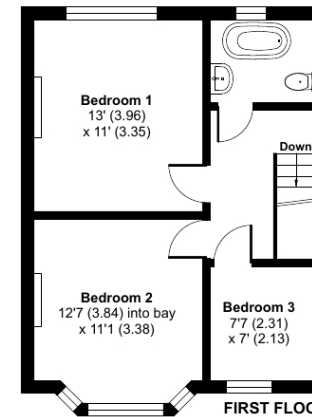
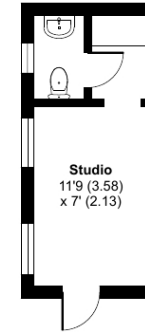
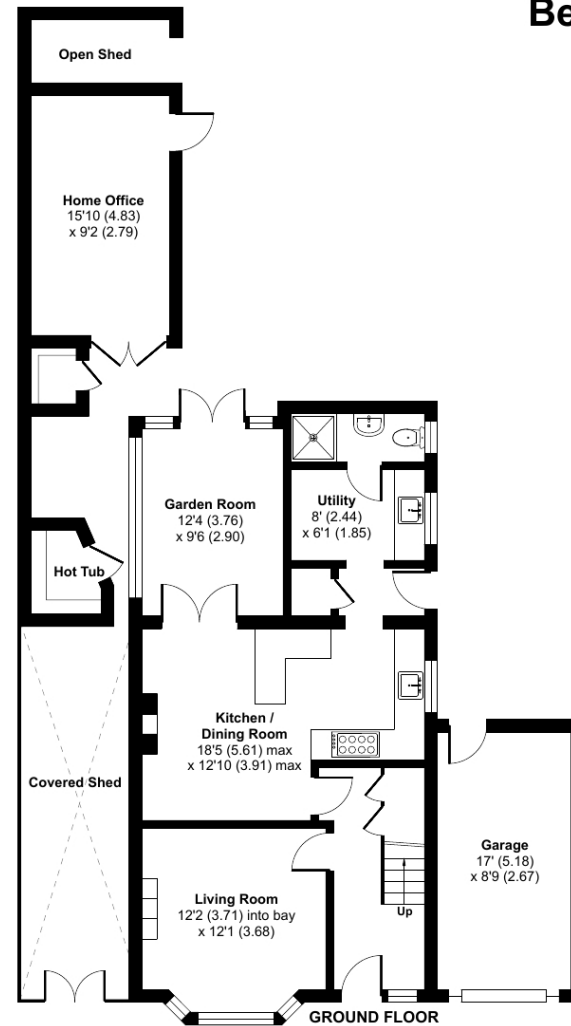
Approximate Area = 1167 sq ft / 108.4 sq m

Garage = 150 sq ft / 13.9 sq m

Outbuildings = 350 sq ft / 32.5 sq m (excludes covered shed)

Total = 1667 sq ft / 154.8 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). © ncheom 2024. Produced for Lane & Holmes. REF: 1173826



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

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.

