



36 Flamville Road, Bedford MK41 0FJ



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Bedford
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Guide £425,000

An extended and improved
three storey detached home...

Detached

WC

Bay-fronted lounge

Kitchen/diner

Integrated appliances

4/5 bedrooms

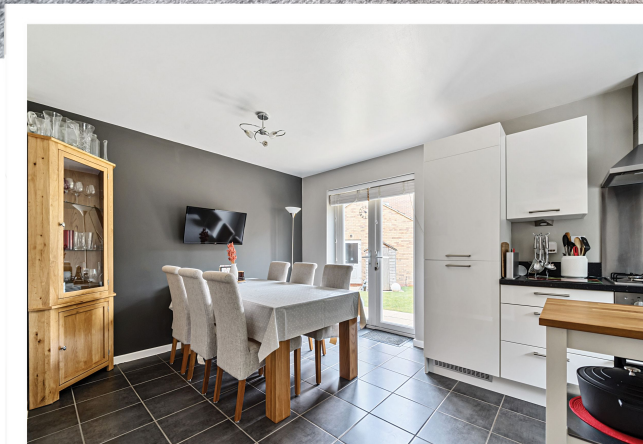
Versatile layout

Refitted en suite

Garage and gardens

Quiet location

Freehold



- Council Tax Band D
- Energy Efficiency Rating B

Located on a modern development, overlooking woodland...



Lane and Holmes are delighted to offer for sale this extremely well-presented detached family home which has recently seen the addition of a second floor bringing increased versatility to its layout.

The ground floor provides an entrance hall with new flooring and a WC. There is a bay-fronted sitting room and a large kitchen/breakfast room with white high gloss units, a range of integrated appliances and access to the rear garden.

The first floor provides three bedrooms including the master bedroom which boasts an adjoining refitted en suite shower room and fitted wardrobes. There is also a fitted family bathroom on this floor. The second floor provides two further rooms – they would work perfectly as bedrooms, a family room or

offices, and both are flooded with light being of a triple aspect.

Further benefits include double glazing, gas fired central heating and the internal doors have all been replaced with oak doors.

Moving outside there is a secluded rear garden which offers both a paved patio and lawn, and the property is not overlooked from the front. There is also a garage and driveway.

This stunning family home is situated at the end of a cul de sac on a popular and modern development, overlooking woodland, on the north-eastern edge of Bedford. There are a range of amenities heading back to Bedford along Goldington Road, including supermarkets and fast-food outlets, and there is easy access to Bedfords southern bypass linking the M1 and A1.

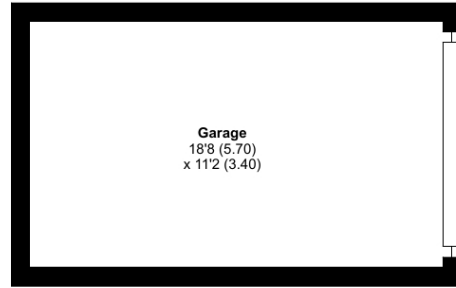
The sellers inform us there is an annual service charge for the development; the latest annual statement was £208.83 until April 2025. This information should be verified by your legal advisor.



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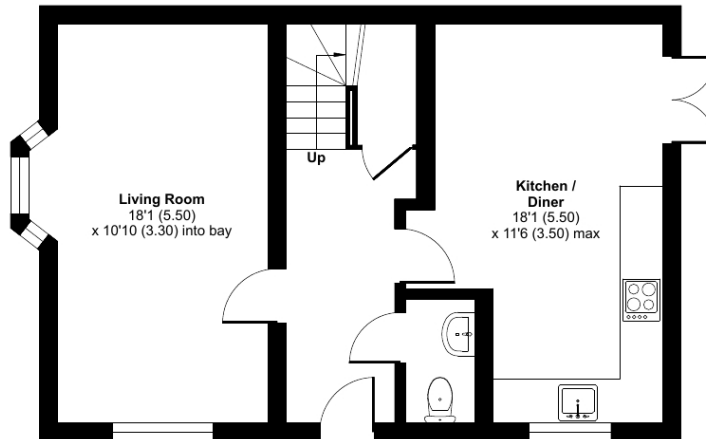
Approximate Area = 1358 sq ft / 126.1 sq m (excludes garage)

For identification only - Not to scale



GARAGE

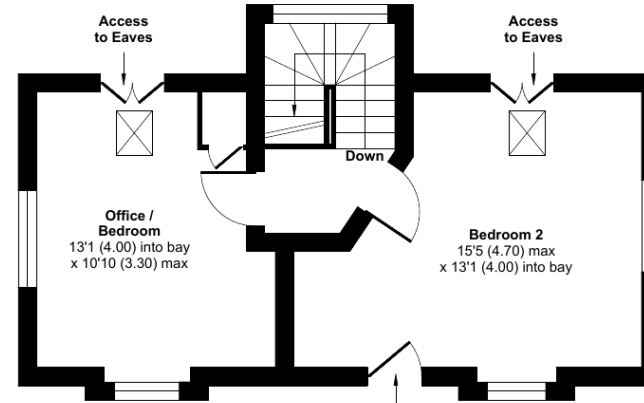
Garage
18'8 (5.70)
x 11'2 (3.40)



GROUND FLOOR

Living Room
18'1 (5.50)
x 10'10 (3.30) into bay

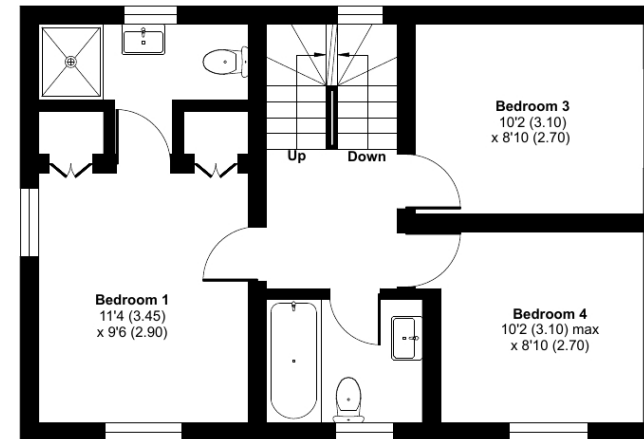
Kitchen /
Diner
18'1 (5.50)
x 11'6 (3.50) max



SECOND FLOOR

Office /
Bedroom
13'1 (4.00) into bay
x 10'10 (3.30) max

Bedroom 2
15'5 (4.70) max
x 13'1 (4.00) into bay



FIRST FLOOR

Bedroom 1
11'4 (3.45)
x 9'6 (2.90)

Bedroom 3
10'2 (3.10)
x 8'10 (2.70)

Bedroom 4
10'2 (3.10) max
x 8'10 (2.70)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Lane & Holmes. REF: 1178221



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