



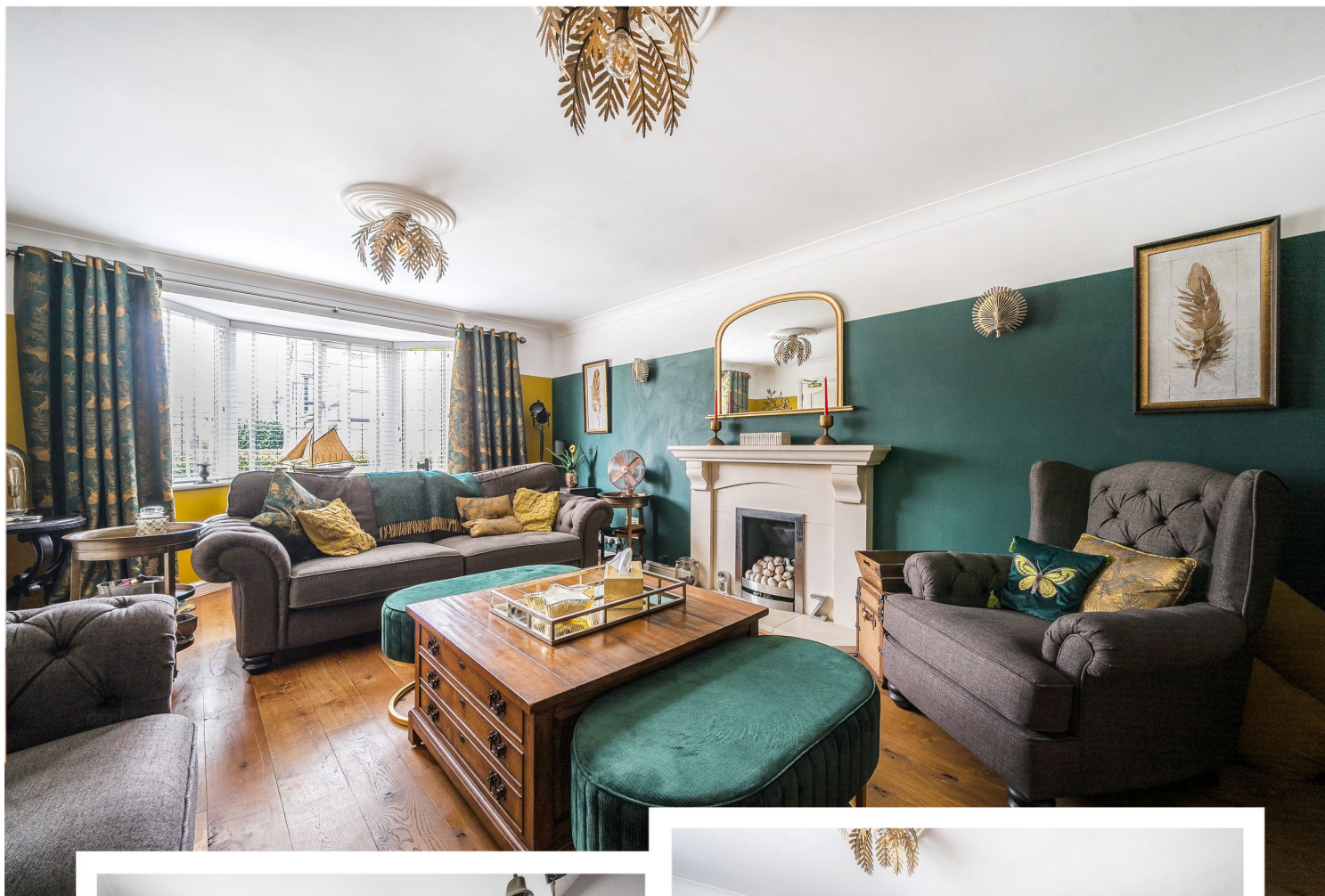
38 Summerfield Drive, Wootton, Bedford, MK43 9FE











38 Summerfield Drive  
Wootton  
Bedford  
MK43 9FE

Price £775,000

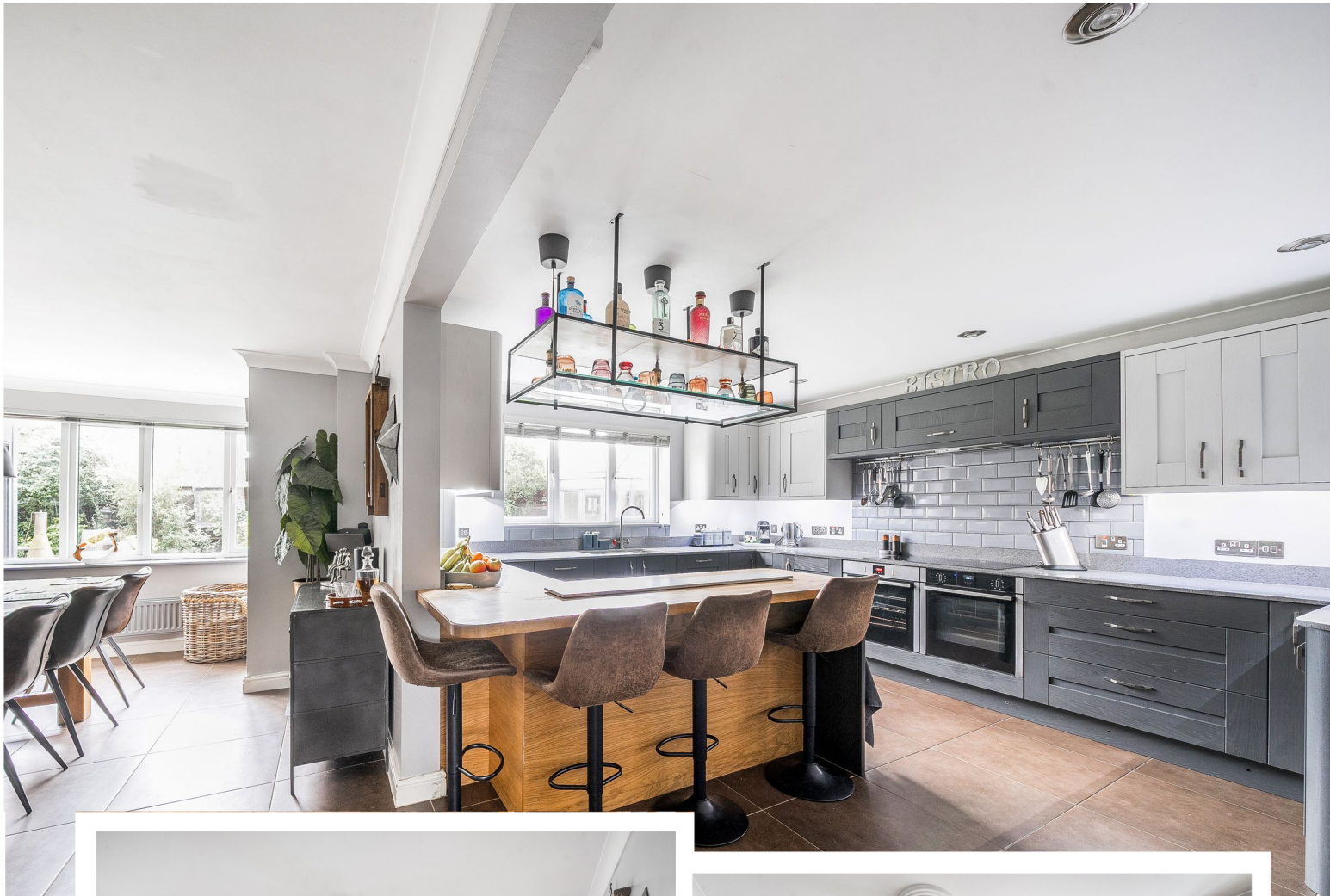
A stunning three storey  
home with a versatile layout  
in the heart of Wootton...

- Substantial family home over three levels
- Over 3000 square feet
- Superb specification
- Extensive kitchen/dining/family room
- Three reception rooms
- Up to eight bedrooms
- Four bath/shower rooms
- Gas central heating
- Solar panels
- Double garage and car charging point
- Landscaped plot
- Freehold



- Council Tax Band G
- Energy Efficiency Rating C





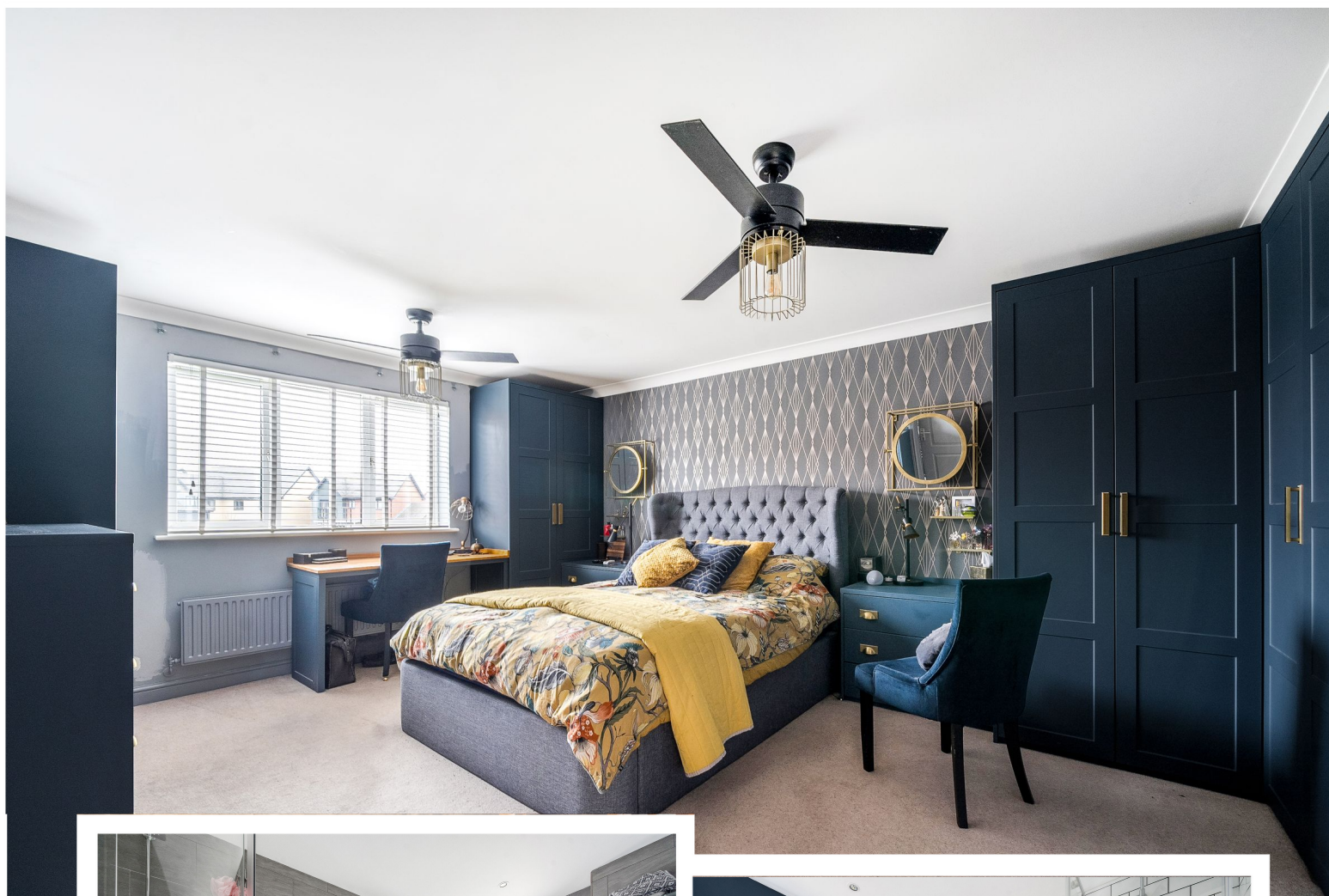
Lane and Holmes are delighted to offer for sale this immaculately presented home with accommodation over three floors and having been updated and improved to a very high standard by the current owners.

There is an impressive entrance hall and a cloakroom, as well as an office and a large bay fronted lounge. The signature space on the ground floor is a stunning refitted and redesigned kitchen/breakfast/family room complete with integrated appliances, a breakfast bar and there is ample space for family dining. There is also a utility room for added practicality. The ground floor also offers a third reception room which has double doors opening to the garden.

Moving to the first floor there are four generous bedrooms including a large master bedroom with a wide range of fitted wardrobes and storage, a dressing table and the added benefit of a stunning refitted en-suite with a roll top bath and a fully tiled surround. The first floor also offers a guest bedroom with an en-suite shower room, bedroom three which shares an en-suite that doubles as a family bathroom, and a well-proportioned fourth bedroom.



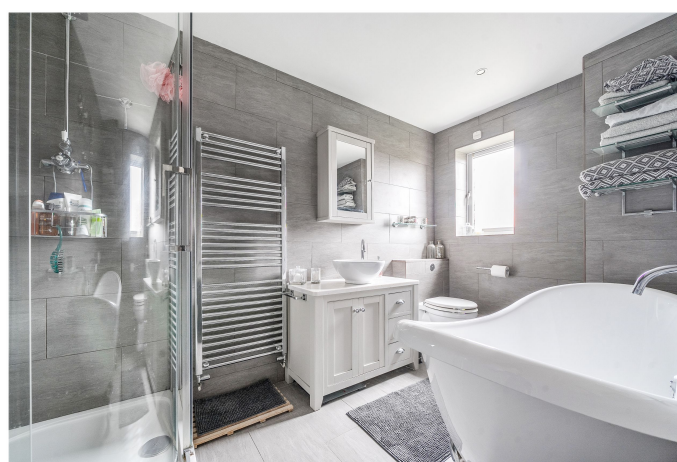




Moving up again, the top floor is now split into four further bedrooms, which in a previous iteration was presented as two large bedrooms sharing a further family shower room. This space could happily revert to two large bedrooms or work spaces, offering the new purchasers a great deal of versatility for scope to work from home or for a growing family, and multi-generational living.

Outside the property benefits from a large driveway and a double garage, and being situated toward the end of a cul de sac has little passing traffic. The rear garden provides a summer house, there is an area of artificial turf, and a large paved and covered entertaining area adjacent to the property. There is also a bank of solar panels on the roof. There is also an electric car charging point.

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, MK43

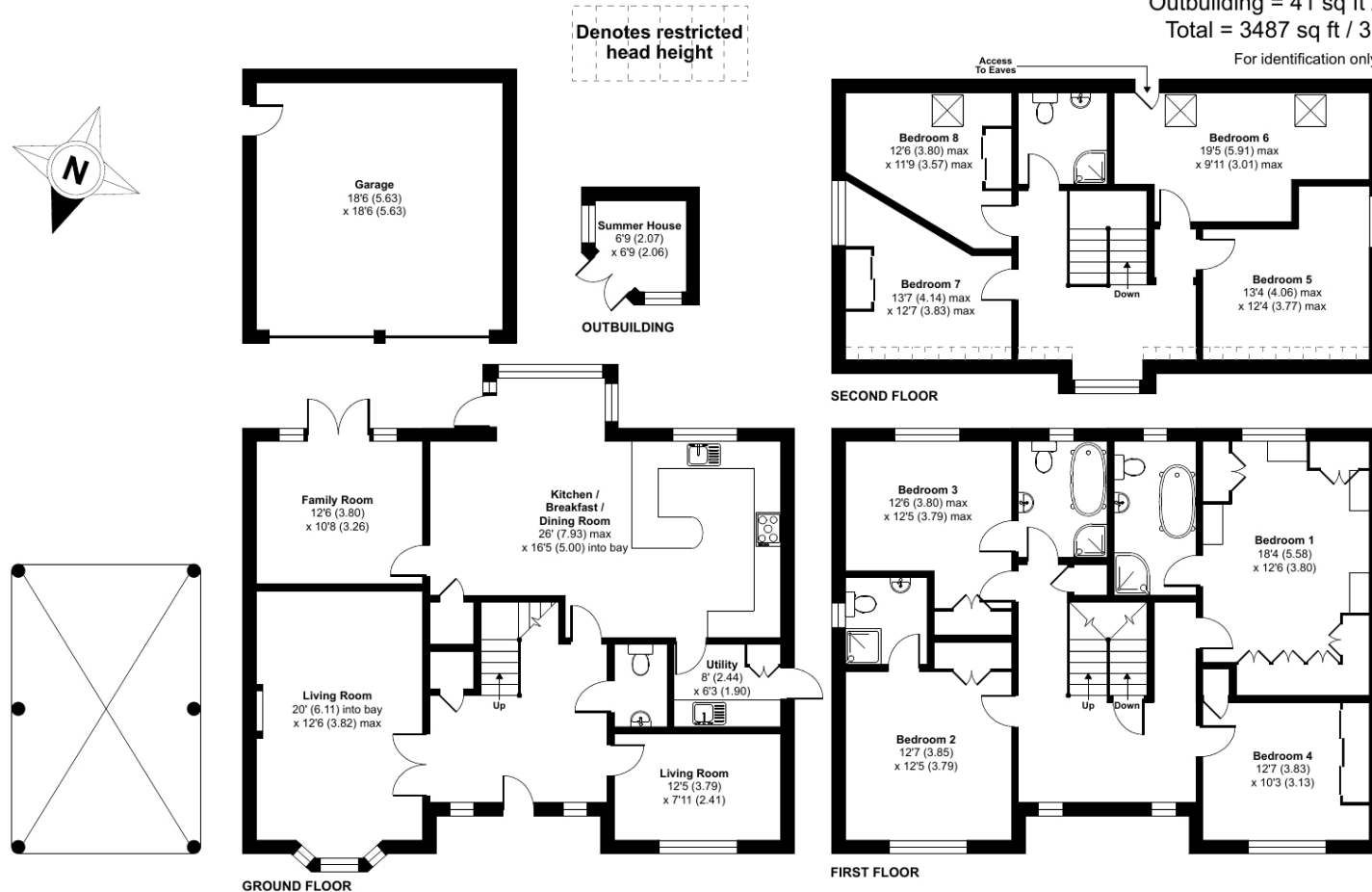
Approximate Area = 3070 sq ft / 285.2 sq m (excludes garage)

Limited Use Area(s) = 34 sq ft / 3.1 sq m

Outbuilding = 41 sq ft / 3.8 sq m

Total = 3487 sq ft / 323.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Lane & Holmes. REF: 1229732



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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.

