



5 Duckmill Crescent, Bedford, MK42 0AE







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Bedford  
MK42 0AE

Guide £575,000

Rarely available riverside  
townhouse...

- Entrance hall
- Cloakroom
- Wrap around kitchen/living/diner
- Study/bedroom four
- Dual aspect living room
- Three bedrooms
- Family bathroom
- Double garage
- Share of freehold



- Council Tax Band F
- Energy Efficiency Rating C



Set within one of Bedford's most popular riverside developments, this three-storey home enjoys a spectacular outlook over the river and of Bedford's famed Embankment. Duckmill Crescent sits within well maintained communal grounds and this property enjoys its own private riverside patio. The flexible footprint of the property could be used in many ways, suiting a wide variety of buyers.

The accommodation is arranged over three floors and includes an entrance hall, a WC with a refitted Japanese toilet, and a large understairs cupboard offering storage space. The kitchen benefits from granite worksurfaces and integrated appliances including a double oven, hob and hood and a large fridge/freezer. Across the width of the property at the rear is a family dining area and double doors out to the patio with river views.

Moving up to the first floor and there is an office, and a further large 'L' shaped and dual aspect reception room, complete with a feature fireplace. Double doors open out to a balcony which again overlooks the river.

The top floor benefits from three bedrooms and there is also a refitted family bathroom, with each of the bedrooms benefiting from fitted wardrobes.





Externally the property benefits from a double width garage which has attic storage, and also benefits from a covered workshop and store at the rear. The approach to the property is via a pleasant paved patio with well-established shrub borders, and there is also the convenience of store cupboards. The rear of the property overlooks the river, and benefits from both a balcony from the first floor and a patio outside. The development itself also provides a meadow with bench seating, a perfect place from which to watch the world go by.

In addition to the Embankment, Duckmill Crescent also offers excellent access to Bedford's town centre facilities, the mainline railway station and the facilities within the nearby Castle Quarter.

The Management Company owns the freehold to the block and each leaseholder is a shareholder.

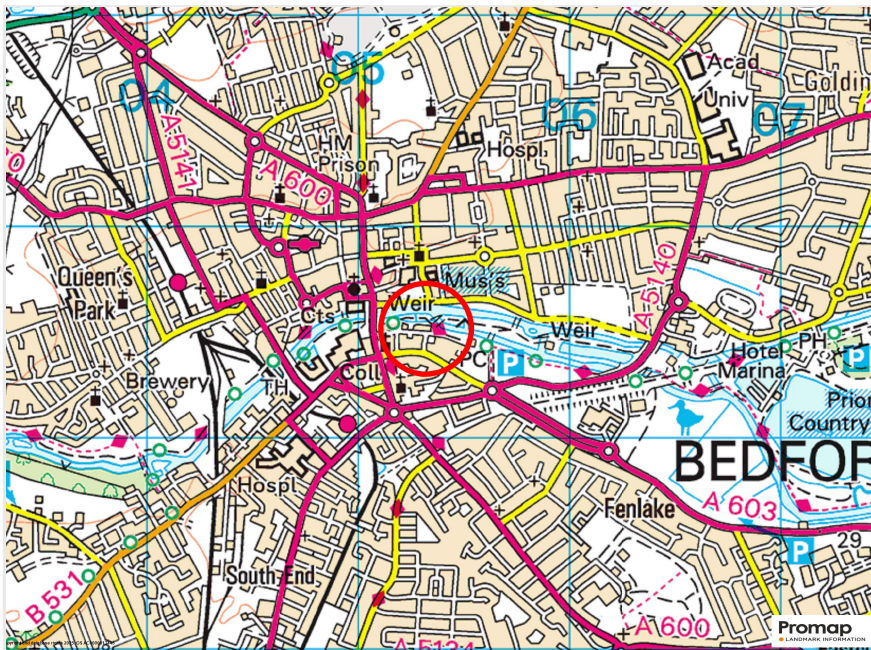
Lease - approximately 959 years remaining (lease granted for 1,000 years from December 1983).

The maintenance charge from 1 April 2025 to 31 March 2026 is £1,624.90.

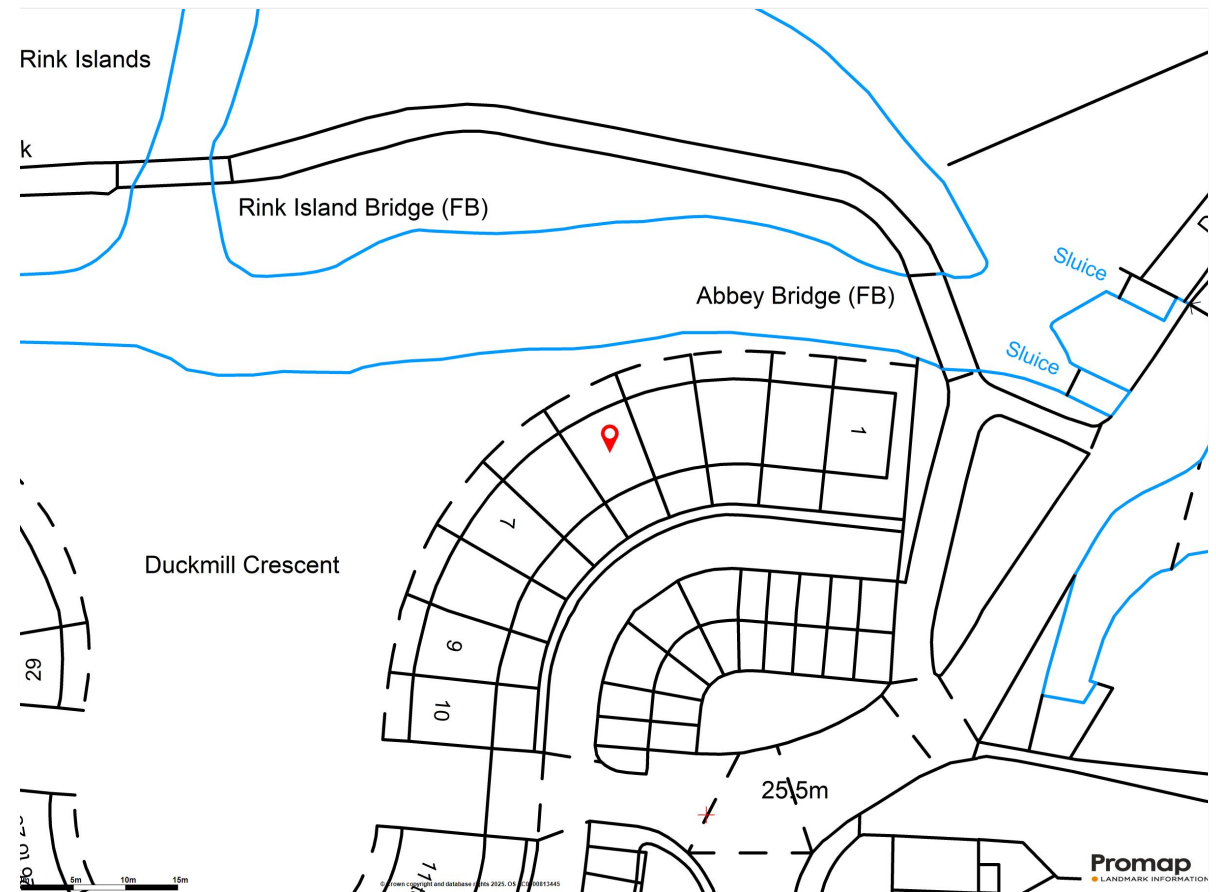
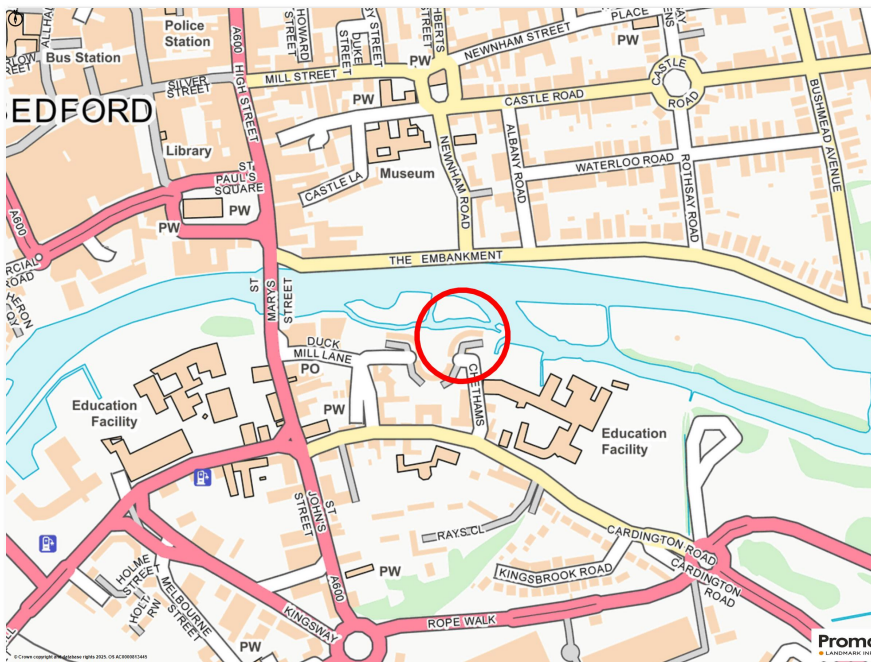
There is no ground rent payable.







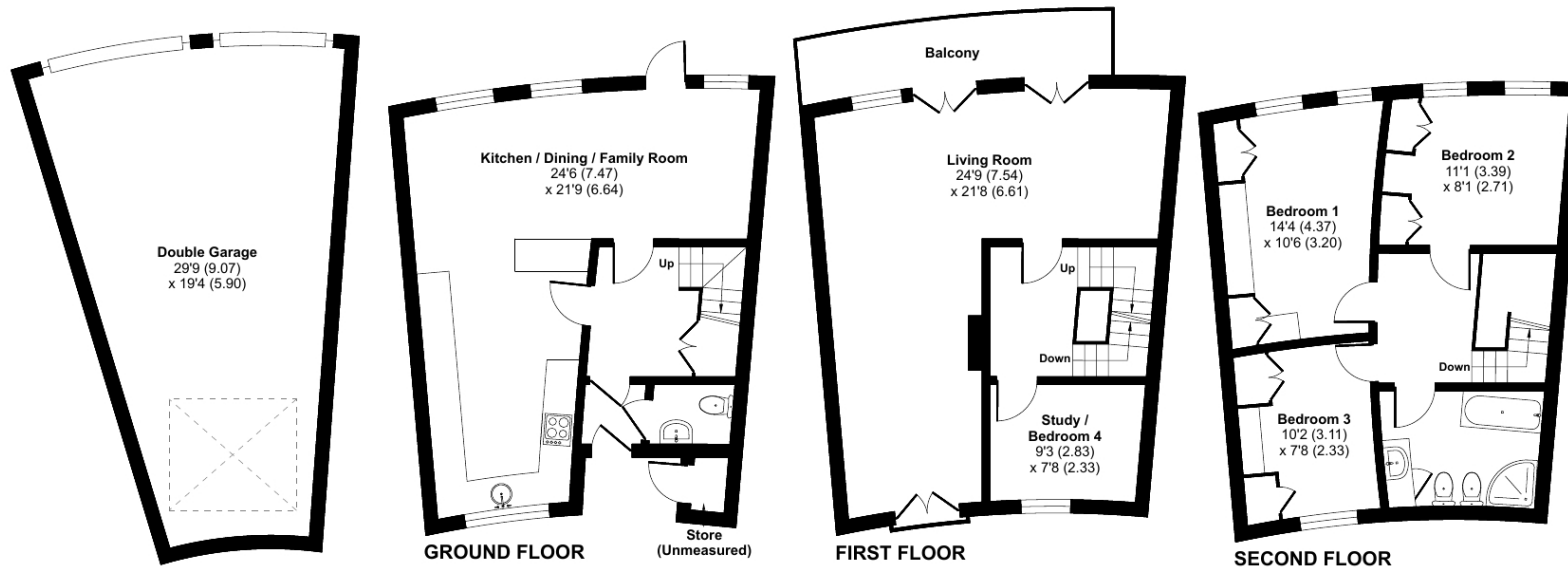
Bedford Railway Station 1 mile • Milton Keynes Station 21 miles • A1 Black Cat Roundabout 9 miles • M1 Junction 13 12 miles • Luton Airport 21 miles • Stansted Airport 45 miles • London 59 miles



## Duckmill Crescent, Chethams, Bedford, MK42

Approximate Area = 1428 sq ft / 132.6 sq m (excludes garage & store)

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: 1283284



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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.

