



26 Rowallan Drive, Bedford MK41 8AR



26 Rowallan Drive
Bedford
MK41 8AR

OIEO £500,000

Extended family home on a
large plot...

Extended semi-detached home

Cloakroom

Large living room

Kitchen/dining room

Utility room

Conservatory with air conditioning

Three bedrooms and a family
bathroom

Gas central heating

Garage and parking

Stunning large plot

Freehold

- Council Tax Band C
- Energy Efficiency Rating TBC



In the highly sought-after Putnoe area...



Set on Rowallan Drive, this significantly extended and modified semi-detached home occupies a wonderful plot and is presented in good order throughout.

The ground floor features ceramic tiled flooring and a spacious layout. At the front, there is an expansive living room measuring 24'2" x 13'8", which flows seamlessly into the kitchen/dining room. This space can also be accessed via a spacious hallway.

The kitchen is comprehensively fitted with dark oak-effect units, including display cabinets, granite worktops, a wine rack, and partially tiled floors. A separate utility room offers additional cooking space if required, along with a cloakroom/WC.

To the rear, a substantial conservatory, complete with air conditioning, provides further living space, ideal for enjoying an outlook over the garden.

Upstairs, the master bedroom also benefits from air conditioning, and all three bedrooms include fitted wardrobes, with a well-appointed family bathroom completing the first floor.

Additional features include double glazing, gas-fired central heating, oak doors, and some oak flooring.

Externally, the property offers off-road parking and an attached garage to the front. The rear garden is truly exceptional - measuring in excess of 150 feet in length. Landscaped with patio areas, footpaths, and an array of mature shrubs, trees, and plants, it also includes two sheds and is a perfect outdoor space for relaxing and entertaining.

Rowallan Drive connects Brecon Way and Kimbolton Road in the highly sought-after Putnoe area. The property enjoys excellent access to local shops, schools, and amenities.



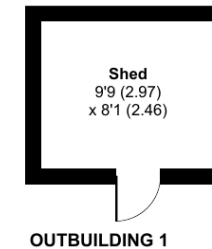
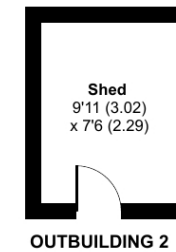
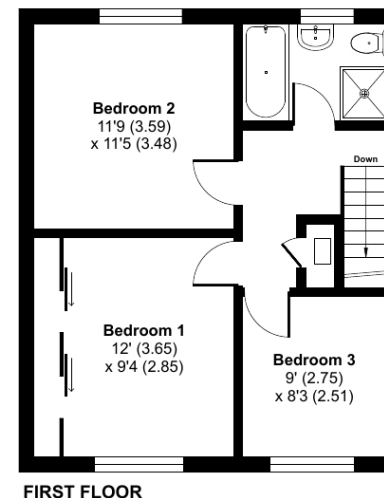
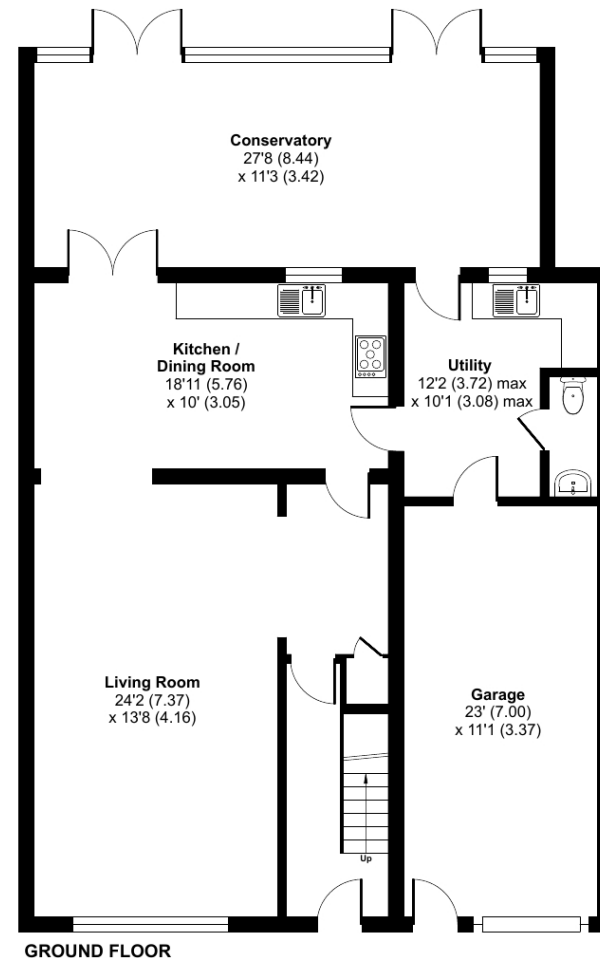
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Approximate Area = 1598 sq ft / 148.4 sq m (excludes garage)

Outbuilding = 153 sq ft / 14.2 sq m

Total = 1751 sq ft / 162.6 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). © n̄cheom 2025. Produced for Lane & Holmes. REF: 1350492



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