



3 Marriotts Close, Felmersham, Bedford, MK43 7HD



3 Marriotts Close
Felmersham
Bedford
MK43 7HD

OIEO £450,000

Link-detached modern family
home in a peaceful village
location...

Entrance hall

Kitchen

Living/dining room

Downstairs shower room

Four bedrooms

Family bathroom

Mature garden

Garage

Off-road parking

Freehold

- Council Tax Band E
- Energy Efficiency Rating E



Offering the charm of village life with easy access to modern amenities...



Lane and Holmes are delighted to present for sale this link-detached, modern, four-bedroom home situated in the picturesque village of Felmersham. Offering spacious accommodation over two floors, this is the ideal property for those looking for tranquil village living with easy access to modern amenities.

The property is entered via a porch which leads to a welcoming, bright entrance hall. The ground floor accommodation includes a fitted kitchen with space for a breakfast table, a large living/dining room which stretches across the rear of the property, and a practical shower room.

On the first floor, there is a generously sized master bedroom and three further well-proportioned bedrooms, all of which benefit from fitted storage.

There is also a family bathroom and separate WC.

Further benefits include central heating via an oil fired boiler installed in January 2022 and double glazing throughout.

Moving outside, the property benefits from off-road parking and a garage. The rear garden is mainly laid to lawn and features attractive borders with an array of mature shrubs and plants.

Felmersham is a popular riverside village, surrounded by beautiful countryside. Located alongside the River Great Ouse, seven miles north of Bedford via the A6, the village offers the charm of village life whilst still being conveniently located for access to Bedford and nearby Sharnbrook. Felmersham is home to its own award-winning Public House and well-regarded primary school, and also sits within the Sharnbrook Academy catchment area. A wide range of private schooling is available in Bedford including those offered by The Harpur Trust.



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Approximate Area = 1380 sq ft / 128.2 sq m (excludes garage)

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: 1376407



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