



April Cottage, 5 Waldocks Close, Riseley, Bedford MK44 1DS



April Cottage
5 Waldocks Close
Bedford
MK44 1DS

Price £475,000

Rarely available detached
family home...

Attractive reclaimed brick home

Cloakroom

Living and dining rooms

Kitchen/breakfast room

Utility room

Four bedrooms

Two bath/shower rooms

Gas central heating

Garage & parking

Popular village location

Freehold



- Council Tax Band F
- Energy Efficiency Rating C

Located in a popular village...



We are delighted to bring to the market this attractive detached family home, situated adjacent to Riseley's High Street.

The property forms part of a small development, which was constructed in the 1990s from reclaimed brick and is offered in good order throughout.

The house has a central hallway and to one side, the refitted kitchen/breakfast room is a particular feature with light blue units, partially tiled walls and integrated appliances. Also on the ground floor there are two reception rooms, one of which has a wood burning stove and a conservatory adds further living space and is located off the living room. The downstairs also offers a utility room and a cloakroom.

Stairs rise from the hallway to the first floor, where four bedrooms can be found. One of the bedrooms has an en suite and there is a family bathroom.

Heating is provided by a gas to radiator system and the windows are double glazed.

Outside the property has off road parking and an attached garage. The rear garden is well maintained and is mainly laid to lawn and includes an area of decking and some shrub and plant borders.

Riseley is an extremely popular North Bedfordshire village with excellent access to both Bedford and Kimbolton's amenities. There are lots of countryside walks and the village has its own Primary School and is within the catchment of Sharnbrook Academy. There is a popular Public House/restaurant and a recently improved general store with a Post Office. Nearby Bedford and St Neots mainline railway stations offer fast and frequent services to London and beyond. Bedford's southern bypass (A421) links the A1 with the M1 at Junction 13.



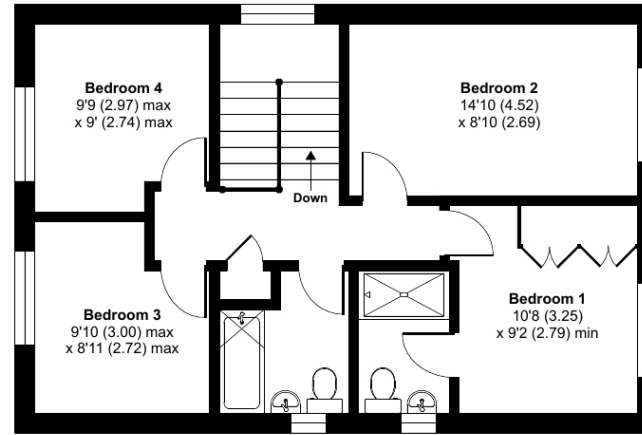
Waldocks Close, Riseley, Bedford

Approximate Area = 1350 sq ft / 125.4 sq m

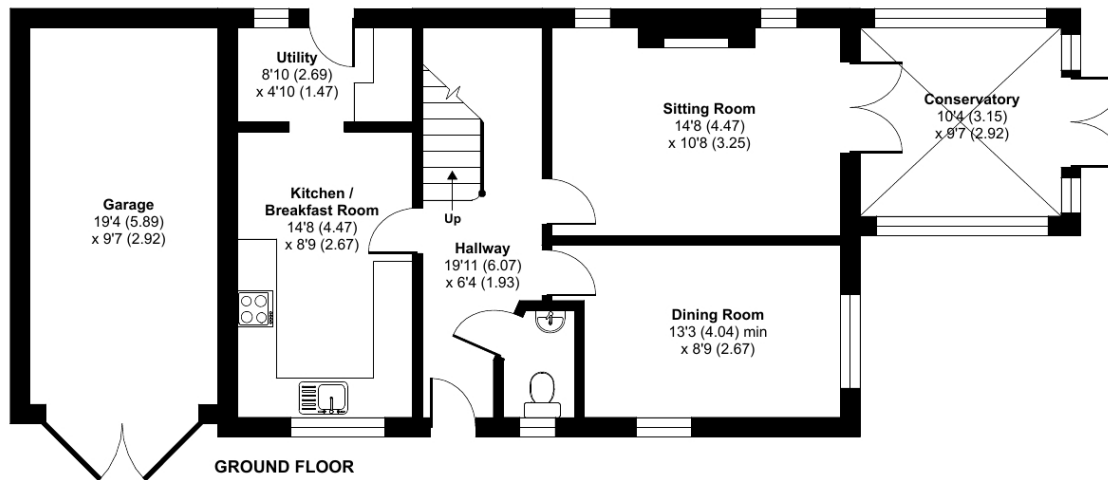
Garage = 187 sq ft / 17.4 sq m

Total = 1537 sq ft / 142.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lane & Holmes. REF: 1091040

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