



58 Roxton Road, Gt Barford,
Bedfordshire MK44 3LR

Taylor
Brightwell



A very well presented and spacious three/four bedroom detached bungalow occupying a lovely private plot of approaching a quarter of an acre on the edge of this highly regarded village 6 miles from Bedford and with easy access to the A1.

The much improved and well maintained accommodation includes the reception hall with engineered wood flooring leading to three double bedrooms, two having fitted wardrobes, the large study/bedroom 4 plus the stylish and very spacious refitted shower room. The kitchen is well fitted in a range of modern units and leads through to the useful utility room which has a cloakroom. Last but not least is the superb sitting room to the rear, a large, light and airy dual aspect room with feature arch windows and large patio doors enjoying views over the wonderful south facing garden which extends some 150 feet in total. This is an excellent landscaped garden with a large formal area which is lawned with well stocked and mature borders providing lots of colour and interest. There are specimen trees and bushes, a large patio seating area, a summer house and a separate enclosed vegetable garden with a shed, a greenhouse and a wildlife pond. To the front there is an extensive walled driveway providing lots of parking and access to the enclosed carport.

Great Barford is a charming village in Bedfordshire nestled along the River Great Ouse and is known for its medieval bridge, which spans the river and adds to the area's character. With a mix of old-world charm and natural beauty, Great Barford provides a tranquil setting for those seeking a peaceful retreat whilst providing many amenities including a local shop/post office, a primary school, the 13th century church, a public house, a restaurant, a café, plus a choice of sports and recreational facilities.

- * 0.23 Acre Plot
- * 3/4 Bedrooms
- * Spacious Sitting Room
- * Well Fitted Kitchen
- * Utility Room and Cloakroom
- * Stylish Refitted Shower Room
- * Double Glazing
- * Gas Radiator Heating
- * Large Walled Driveway
- * Enclosed Carport
- * Viewing Highly Recommended

FREEHOLD

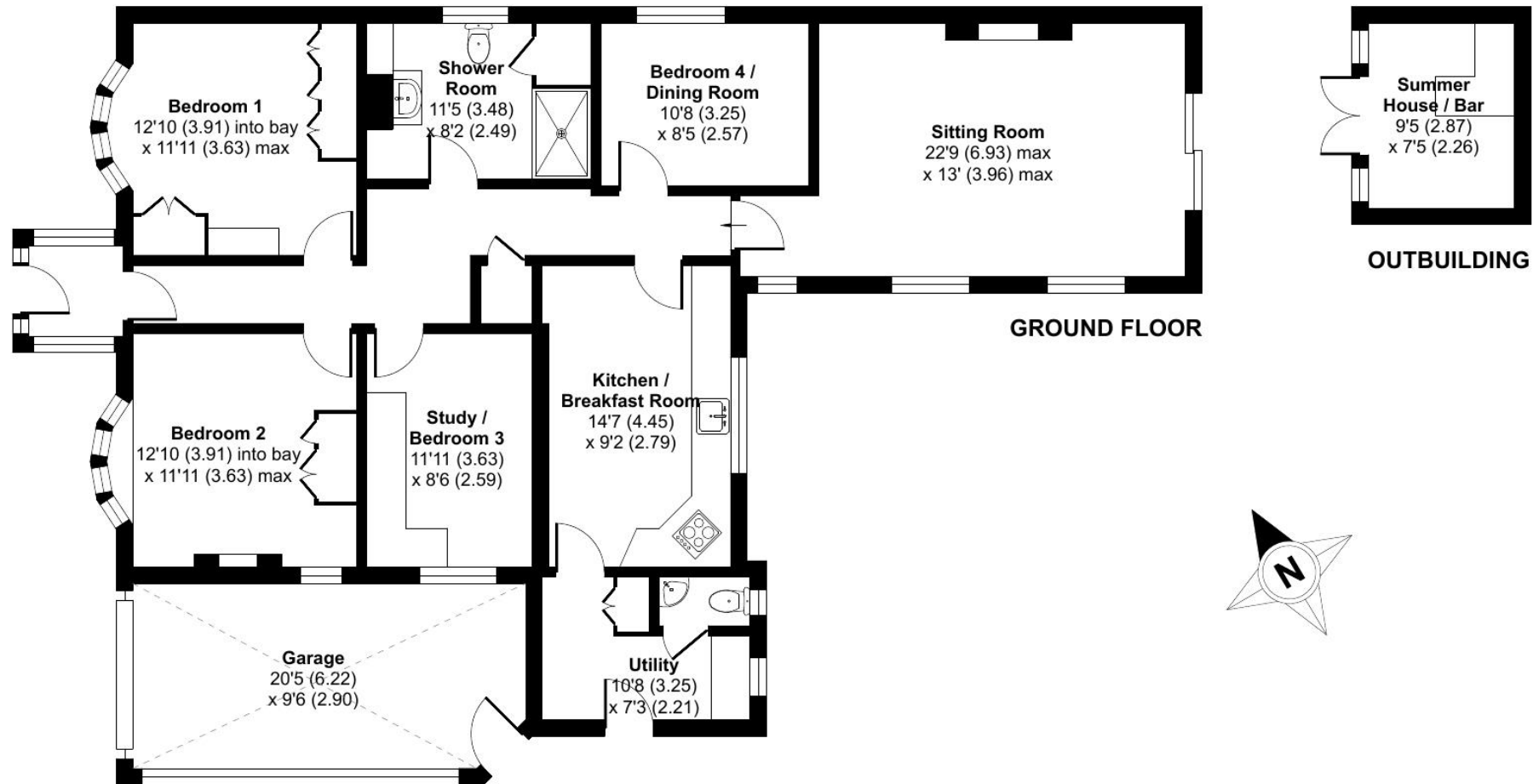


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Approximate Area = 1279 sq ft / 118.8 sq m (excludes garage)

Outbuilding = 71 sq ft / 6.5 sq m

Total = 1350 sq ft / 125.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Taylor Brightwell. REF: 1087742