



**23, Cutcliffe Place,
Bedford MK40 4DF**





A most appealing 1920's detached house with four good sized bedrooms, three bathrooms, off road parking and garage plus a lovely secluded and private rear garden conveniently situated within this popular and attractive part of Queens Park within walking distance of the town centre and train station.

The property has been very well maintained, much improved and thoughtfully extended to provide well planned and generous accommodation including the welcoming reception hall, the separate sitting room with a wide bay window and open fireplace, a family room leading to the study and the very spacious kitchen dining room. This is a very impressive room with a large dining area opening into the quality refitted kitchen with an excellent range of stylish units and integrated appliances under granite work tops. This room features a vaulted ceiling, bi fold doors to the garden, a large central island and under floor heating which continues into the side hall, utility and cloakroom. The first floor has an L-shaped landing leading to the spacious main bedroom with wide bay window and adjoining bathroom, bedroom two with its ensuite shower room, two further good sized bedrooms and the family shower room.

Externally there is an attractive front garden with a flourishing Wisteria and providing off road parking with access to the small integral garage plus gated pedestrian access to the very private and secluded rear garden. This is a lovely retreat, approximately 70 ft x 70 ft with a lawned area, mature borders and mature trees including variety of fruit trees helping to create a tranquil woodland feel.

All in all, a wonderful family home and gardens in an excellent location, viewing is highly recommended.

- * **4 Bedrooms**
- * **3 Reception Rooms**
- * **Impressive Refitted Kitchen/Dining Room**
- * **3 Bathrooms**
- * **Cloakroom**
- * **New Boiler**
- * **Original Features**
- * **Very Private 70 ft x 70 ft Rear Garden**
- * **Off Road Parking And Garage**



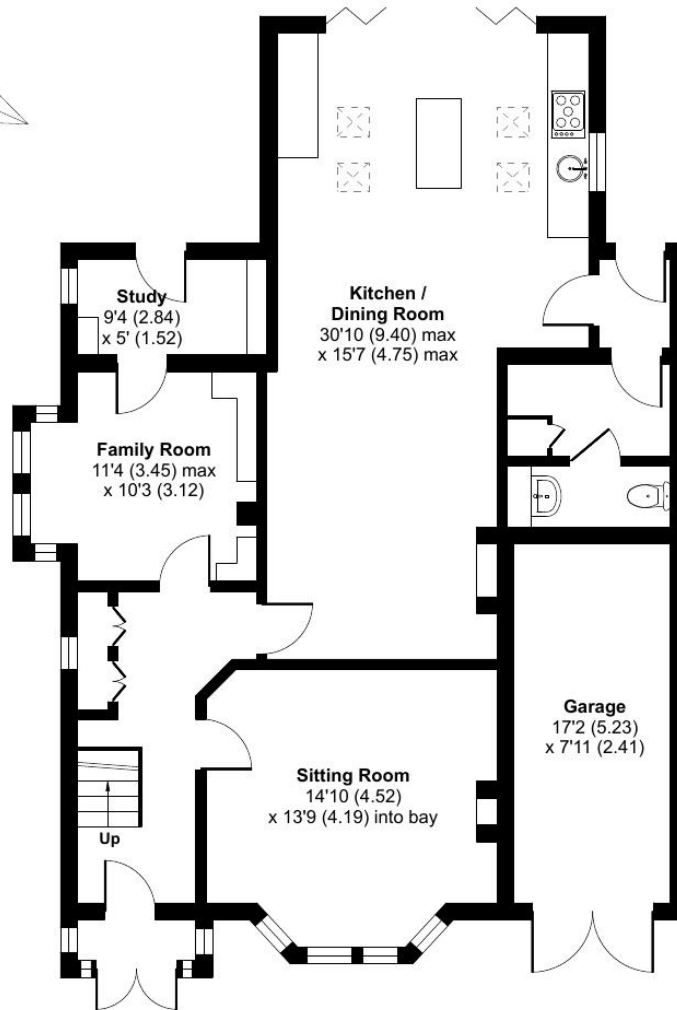
FREEHOLD

“Hassett House”, Hassett Street, Bedford MK40 1HA

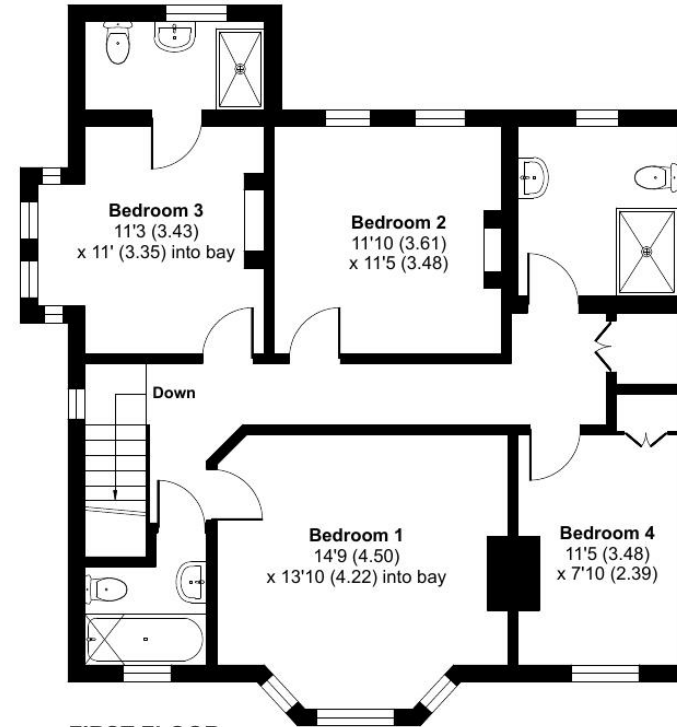
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GROUND FLOOR



FIRST FLOOR



Approximate Area = 1832 sq ft / 170.1 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Taylor Brightwell. REF: 1121537