



51 St. James Way, Biddenham,  
Bedford MK40 4UH

Taylor  
Brightwell







An impressive five bedroom detached house providing over 1700 sqft of light, bright and spacious accommodation nicely positioned within this attractive new development on the edge of Biddenham village with good access to a range of local amenities, the town centre and mainline train station.

The well planned accommodation includes a bay fronted sitting room, a separate good sized dining room, a study, the feature open plan kitchen/family room with granite work tops and integrated appliances and a utility room. On the first floor there is the large main bedroom with built in wardrobes and en suite, four further good sized bedrooms, a second en suite and the family bathroom. Externally there is an open plan front garden with a block paved driveway providing ample parking, a further allocated parking space and the double length garage. The rear garden is 42 ft wide by 30 ft deep well maintained and laid to lawn.

A very well presented family home with many attractive features and conveniently located for nearby supermarkets, both private and highly regarded state schools and major road links.

\* **Sitting Room 15'5 x 15'1**

\* **Study 9'9 x 7'11**

\* **Dining Room 12' x 10'1**

\* **Open plan Kitchen/Family Room 20'4 x 12'1**

\* **Main Bedroom 20' max x 12'10**

\* **Bedroom Two 12'7 x 12'3**

\* **Bedroom Three 10' x 8'11**

\* **Bedroom Four 9'1 x 8'11**

\* **Bedroom Five 11'7 x 10'5**

\* **Tandem Garage 28'5 x 10'9**

**FREEHOLD**



"Hassett House", Hassett Street, Bedford MK40 1HA

[www.taylorbrightwell.co.uk](http://www.taylorbrightwell.co.uk)    [property@taylorbrightwell.co.uk](mailto:property@taylorbrightwell.co.uk)

**01234 326444**

Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation and we would ask for co-operation in order that there is no delay in agreeing a sale. Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration purposes only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consents relating to this property and therefore, any interested purchaser should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract. Neither Taylor Brightwell nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

