



**5 Bedroom House - Detached**  
**located on Gleneagles Close,**  
**Bedford**  
**£750,000**





5



3



2



**£750,000**

- FIVE DOUBLE BEDROOMS OVER THREE FLOORS
- OPEN COUNTRYSIDE VIEWS
- 30FT OPEN-PLAN KITCHEN / DINING / FAMILY ROOM
- STUDY & DOWNSTAIRS CLOAKROOM
- DRESSING AREA & ENSUITE TO PRINCIPAL BEDROOM
- THREE BATHROOMS
- DETACHED DOUBLE GARAGE & PRIVATE DRIVEWAY
- OUTSTANDING PRIMARY SCHOOL WITHIN 2 MINUTES WALK
- 10-MINUTE CYCLE TO BEDFORD STATION | 40-MIN TRAIN TO LONDON
- RIVERSIDE & COUNTRYSIDE WALKS NEARBY

SUBSTANTIAL FIVE-BEDROOM DETACHED HOME | OPEN COUNTRYSIDE VIEWS | THREE STOREY LIVING | DOUBLE GARAGE & DRIVEWAY | DESIRABLE GREAT DENHAM LOCATION

Positioned within the popular Great Denham development, this impressive five-bedroom detached family home enjoys open countryside views to the front and generous accommodation arranged over three floors. Offering flexible living space and excellent connectivity, it is ideally suited to modern family life.

The ground floor features a welcoming entrance hall, study, guest cloakroom, and a bay-fronted living room. To the rear sits the heart of the home — a superb 30ft open-plan kitchen, dining and family room, fitted with contemporary units and benefiting from two sets of French doors opening onto the rear garden. A separate utility room completes the ground floor layout.

The first floor provides three spacious double bedrooms, including the principal bedroom with dressing area and ensuite featuring both bath and separate shower, along with a well-appointed family bathroom. The top floor offers two further large double bedrooms served by an additional bathroom, making the home ideal for larger families, guests, or home working.

Externally, the property enjoys a well-maintained rear garden with lawn and patio areas. A private driveway provides ample parking and leads to a detached double garage.

Great Denham offers an excellent lifestyle balance, with Great Denham Primary School (Outstanding Ofsted) just a 2-minute walk away. Bedford railway station is reachable in around 10 minutes by bike, offering direct trains to London in approximately 40 minutes. Riverside walks along the Great Ouse are close by, ideal for kayaking and paddleboarding, while countryside footpaths lead to a local pub in Biddenham. A health and racquets club with indoor pool, gym, and sauna is a short drive away, alongside a wide choice of state and private secondary schools. Luton Airport is approximately 40 minutes by car.





UP Estates



## IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





**Gleneagles Close, Great Denham, Bedford**





## CONTACT

Up Estates,  
11 Dugdale Street  
Nuneaton  
Warwickshire  
CV11 5QJ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0790