



5 Hare Meadow
Bedford, MK44 3ES



Christie Taylor
Partnered With
Simpsons
Property Experts

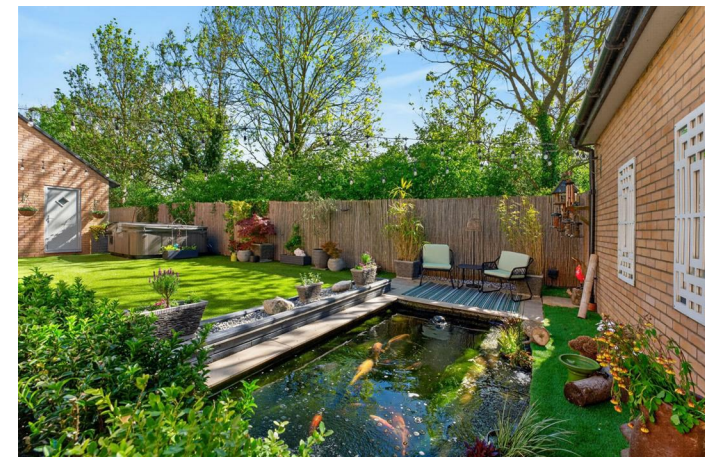
****When enquiring on this home via telephone, please press 4 for Kimbolton****

This enviably located five-bedroom former show home is presented in immaculate condition throughout and enjoys a prime position with an open aspect to the front and a private rear garden backing onto a mature spinney. Designed with modern family living in mind, the property also benefits from a driveway parking for multiple cars and a double garage.

The welcoming entrance hall features a useful store cupboard and guest WC. At the heart of the home, a spectacular 33ft kitchen/dining/family room provides an impressive everyday living and entertaining space, complete with direct access to the rear garden and a separate utility room. A dual-aspect lounge with French doors opening onto the garden offers a calm and comfortable retreat, completing the ground floor.

Split across two upper floors are five well-proportioned double bedrooms, served by the family bathroom and an additional shower room. Two of the bedrooms enjoy the luxury of en suite facilities, creating flexibility for guests or multi-generational living.

A truly standout home in a fantastic location. Viewing is highly recommended.



Offers over £625,000



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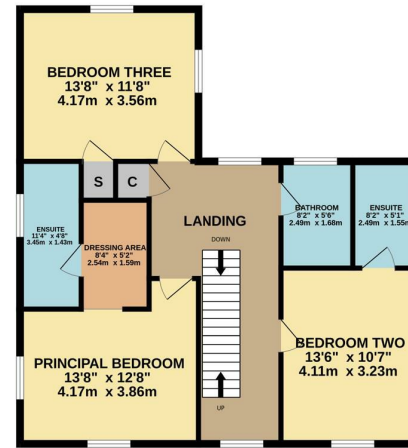
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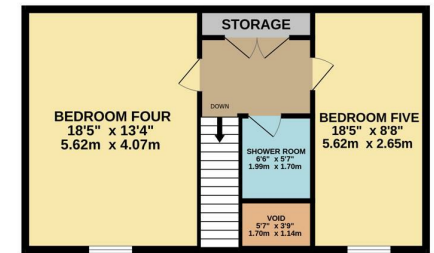
GROUND FLOOR
1283 sq.ft. (119.2 sq.m.) approx.



1ST FLOOR
824 sq.ft. (76.6 sq.m.) approx.



2ND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 2672 sq.ft. (248.3 sq.m.) approx.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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