



12 Spriggs Close
Clapham | Bedford | MK41 6GD





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Guide £700,000

Extremely spacious well planned five-bedroom detached family home...

Key Features

- Reception hall
- Cloakroom
- Study
- Living room
- Large living kitchen
- Principal bedroom with en suite
- Guest bedroom with en suite
- Three further bedrooms
- Family bathroom
- Double width garage and good off-road parking
- Gardens
- Freehold

- Council Tax Band: F
- Energy Efficiency Rating: C



Accommodation

We are delighted to offer for sale this exceptionally well cared for and substantially improved five-bedroom detached family home, quietly positioned within a no-through close in the popular riverside village of Clapham.

Extended and thoughtfully adapted by the current owners, the property offers generous and versatile accommodation that is particularly well suited to modern family life. With open countryside close by and a children's play area within easy walking distance, the location is ideal for families looking for both space and a peaceful setting.

The house is presented in near-spotless condition and opens into a welcoming reception hall, from which all the principal rooms lead. There is a useful cloakroom, a large storage cupboard and a particularly good-sized study, providing an excellent space for home working.

The generous living room has a window overlooking the front of the property and features striking Crittall-style doors opening into the impressive living kitchen. This superb extended space is undoubtedly the heart of the home, providing ample room for everyday family life, dining and entertaining.

The kitchen itself is fitted with a comprehensive range of contemporary cupboards and integrated appliances, while a cleverly concealed utility area adds further practicality without compromising the clean and spacious feel of the room. The generous proportions and seamless connection between the different areas make this a wonderfully sociable space.





Upstairs, the principal bedroom benefits from its own en suite shower room, while a second guest bedroom also has an en suite. Three further bedrooms are served by the family bathroom, offering excellent flexibility for a growing family, guests or those needing additional home-working space.

Further benefits include gas-fired central heating, with a boiler that is no more than five years old, PVCu double glazing, a new consumer unit installed in 2022 and an electric vehicle charging point.

Outside & Area

Outside, there is generous off-road parking for up to five vehicles, in addition to a double-width garage. The rear garden enjoys a desirable south-westerly aspect and features a good-sized patio, covered seating area and lawn, providing an attractive and practical space for relaxing, entertaining and family play.

Clapham is a highly regarded riverside village on the outskirts of Bedford, offering a particularly appealing combination of village life, open countryside and convenient access to Bedford's wider amenities. The area is popular with families and commuters, with local facilities, well-regarded schools, green spaces and transport connections providing an excellent balance between rural surroundings and everyday convenience.

Bedford Railway Station • 3 miles
Milton Keynes • 18 miles
A1 Black Cat Roundabout • 15 miles
M1 Junction 13 • 14 miles



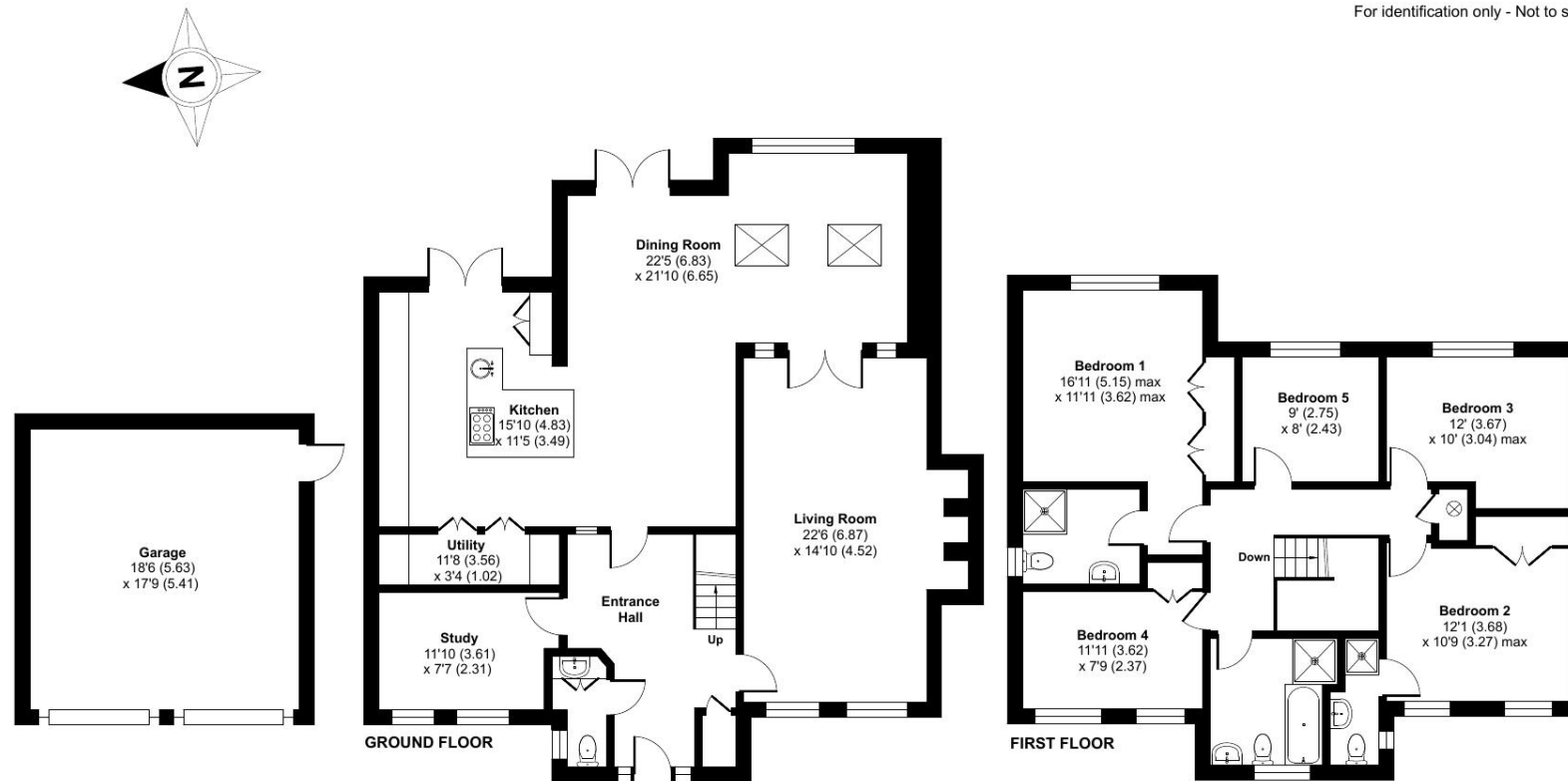




Spriggs Close, Clapham, Bedford, MK41

Approximate Area = 2139 sq ft / 198.7 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Lane & Holmes. REF: 1515019

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