



Banbury Heath, Great Denham, Bedford, MK40 4TR £450,000 Freehold

A fantastic opportunity to acquire this recently redecorated four-bedroom detached family home, ideally situated within a quiet cul-de-sac just a short distance from Great Denham Country Park. Offered for sale with vacant possession and no onward chain, this superb home is ready to move straight into, and an internal viewing is highly recommended.

The ground floor offers a bright and welcoming entrance hall with a modern cloakroom and useful storage cupboard, a spacious bay-fronted living room, and a stylish kitchen/dining room to the rear featuring integrated appliances, French doors opening onto the rear garden, and access to a separate utility room.

Upstairs, the property boasts an impressive master bedroom with fitted wardrobes and a contemporary en-suite shower room. There are three further well-proportioned bedrooms, with fitted wardrobes to bedrooms two and three, all served by a modern family bathroom.

Externally, the property benefits from a generous rear garden, while to the side there is a driveway providing off-road parking for multiple vehicles leading to a detached single garage.

Further benefits include brand new carpets throughout, recent redecoration, gas central heating, and the remainder of the NHBC warranty, with the property being less than 10 years old.

Contact Taylor Made today to arrange your viewing.



Entrance Hall

WC

Lounge

16'5 x 10'10 (5.00m x 3.30m)

Kitchen/Dining/Family Room

19'7 x 12'2 (max) (5.97m x 3.71m (max))

Utility

5'4 x 4'4 (max) (1.63m x 1.32m (max))

Landing

Bedroom 1

12'3 x 10'6 (3.73m x 3.20m)

Ensuite

Bedroom 2

10'11 x 8'6 (3.33m x 2.59m)

Bedroom 3

8'10 x 7'5 (2.69m x 2.26m)

Bedroom 4

8'9 x 7'1 (2.67m x 2.16m)

Bathroom

7'3 x 5'8 (2.21m x 1.73m)

Garden

Garage & Driveway

Great Denham

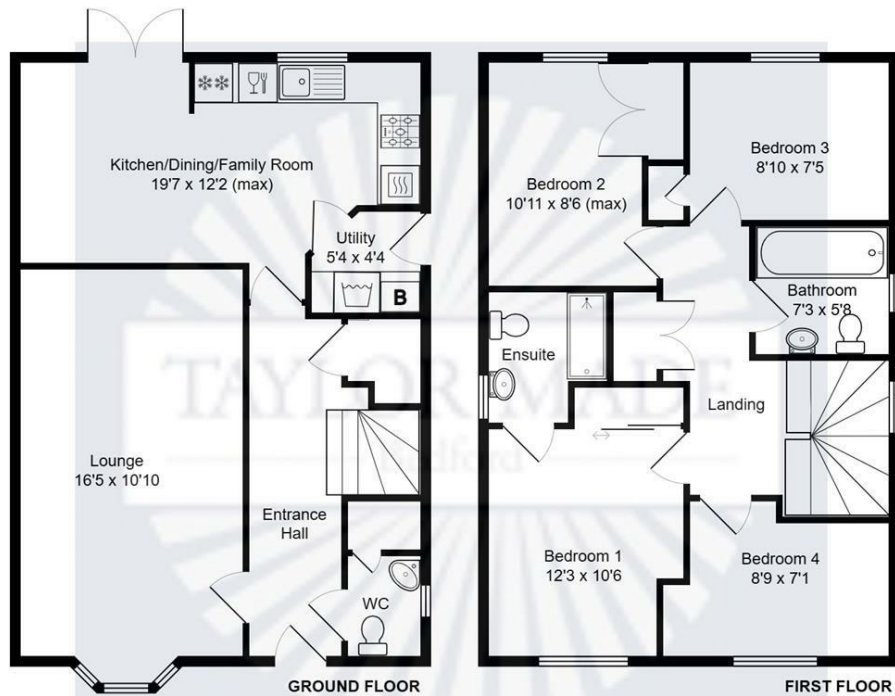
Great Denham is situated just 2 miles from Bedford Town Centre. This sought after village boasts many local amenities including a bistro, takeaway, dentist, vets, pharmacy, supermarkets, salon, estate agents and the added bonus of good schooling facilities with the local school having an outstanding Ofsted rating. Great Denham is also conveniently located for the Bedford bypass which offers great access onto the A421, A428, A6, A1, M1 and beyond. Bedford rail station is located approximately 2 miles away and offers transport links to Luton in 20 minutes and London St Pancras in under 40 minutes.

Management Charge

Approximately £95 annually







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Total Area: 108.0 m² ... 1163 ft²

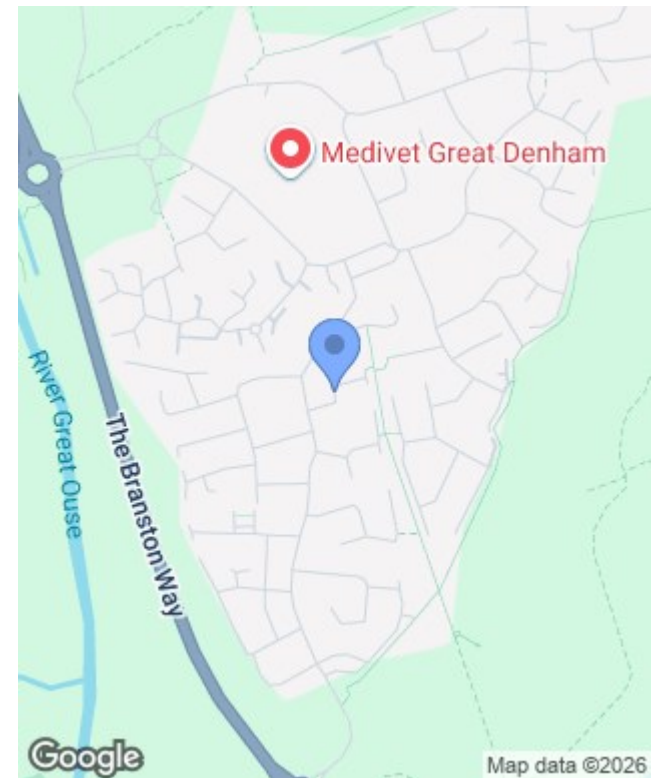
Please note this floorplan and all furniture shown is for illustration purposes only.

It is not drawn to scale and any measurements, floor areas, openings and orientations are approximates.

No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s).

Plan produced by Taylor Made Bedford.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		93
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Bedford Borough : F

These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential Ltd has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2023.



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