



10 Moores Close
Bedford, MK45 2AJ



Bradley Cooper
Partnered With
Simpsons
Property Experts

We're delighted to offer for sale this spacious and versatile three-bedroom detached family home, occupying a generous position within the highly regarded village of Maulden, offering well-balanced accommodation, excellent family living space and exciting potential for future extension, subject to the necessary planning consents.

Properties offering this combination of detached accommodation, generous outside space and genuine scope for enlargement are increasingly sought after, and this home provides an excellent opportunity for buyers looking for a property that can evolve with their needs.

On entering, the property immediately offers a sense of space and practicality, with accommodation arranged to provide comfortable living for a family whilst also offering considerable scope for personalisation and improvement. The existing layout provides a versatile foundation, whether moving straight in and enjoying the accommodation as it stands or undertaking a programme of works to create a more individual and contemporary family home.

The principal living areas provide excellent flexibility for everyday family life, with plenty of opportunity for defined sitting, dining and entertaining spaces. The accommodation is complemented by three well-proportioned bedrooms, providing comfortable sleeping accommodation for a family, with the potential to reconfigure or enhance the layout as requirements change.

The property benefits from a private, non-overlooked rear garden, which is undoubtedly one of its standout features. Providing a peaceful and secluded outdoor space, the garden offers an excellent setting for entertaining, relaxing and family life, with plenty of scope for landscaping and creating different areas for dining, play and leisure.

To the front, the property benefits from a private driveway providing off-road parking, together with a garage.

£450,000



3



2



3



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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	





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