



51 Day's Lane, Biddenham, Bedford, MK40 4AE £825,000 Freehold

An exceptional four-bedroom semi-detached family home occupying one of the finest positions on the highly sought-after Days Lane in Biddenham.

Originally built in 1925, this stunning property is nestled within a peaceful, tree-lined setting that perfectly captures the charm of village life, while Bedford railway station is just a 20-minute walk away, offering excellent commuter links. Thoughtfully extended in 2004 and again in 2018, the home seamlessly blends its timeless period character with the space and practicality required for modern family living.

The accommodation begins with an attractive entrance porch leading into a welcoming reception hall, which gives access to two elegant reception rooms, a cloakroom and a useful utility room. To the rear of the property is the true heart of the home – a breathtaking open-plan kitchen, dining and family room. This magnificent vaulted space is flooded with natural light through striking glazed elevations, electrically operated Velux windows and full-width triple bi-fold doors that open onto the rear terrace, creating an exceptional space for everyday family life and entertaining.

The first floor offers two generous double bedrooms, a single bedroom and a beautifully refitted contemporary family bathroom. The principal bedroom benefits from a stylish en suite shower room. A superb loft conversion provides an impressive fourth double bedroom, complete with Velux windows, creating a versatile space ideal as a guest suite, teenager's room or home office.

Outside, the beautifully established rear garden extends to approximately 150ft, providing a wonderfully private and mature setting with an extensive lawn, established planting and ample space for relaxing and entertaining. Complementing the garden is a fully renovated detached outbuilding, currently utilised as a high-specification home office, offering excellent flexibility for home working, a studio or additional reception space.

Early viewing is highly recommended.



Entrance Hall

Sitting Room

14'8 x 13'3 (4.47m x 4.04m)

Kitchen/Dining Room

32'11 x 14'5 (max) (10.03m x 4.39m (max))

Utility Room

12'3 x 6'11 (3.73m x 2.11m)

Snug

15'11 x 11'3 (4.85m x 3.43m)

First Floor Landing

Bedroom 1

17'1 x 14'8 (max) (5.21m x 4.47m (max))

Ensuite

Bedroom 3

16' x 11'4 (4.88m x 3.45m)

Bathroom

Second Floor Landing

Bedroom 2

20'6 x 8' (max) (6.25m x 2.44m (max))

Outbuilding - Ground Floor Office

19' x 18'11 (5.79m x 5.77m)

Outbuilding - First Floor Loft Room

19'2 x 12'5 (5.84m x 3.78m)

Enclosed Rear Garden

Driveway

Biddenham Village

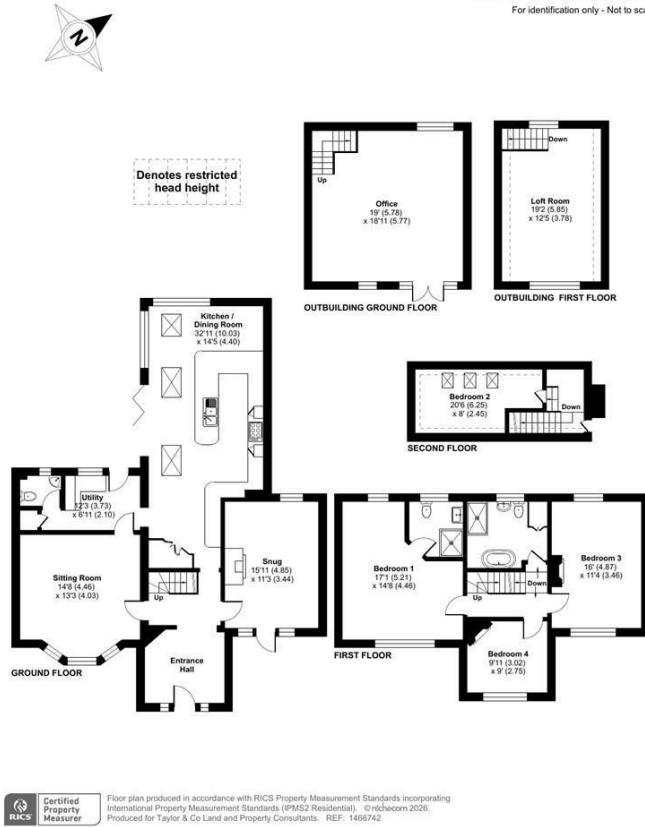
Biddenham is a highly desirable village near to the River Great Ouse and is located approximately 2 miles from Bedford Town Centre and just over a mile from Bedford Train Station. It has three schools, a private hospital, church and a village pub. The village hall and a secondary pavilion with grounds are used for sports and other village activities. There are great road and rail connections with good vehicular access to the A428, A6 and the A421 which leads on to the A1(M) and M1 Motorways.



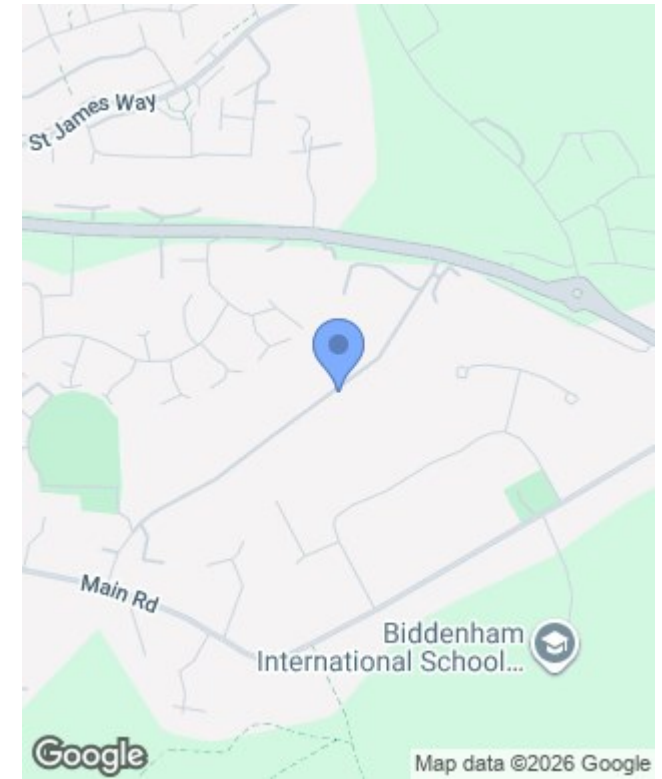


Day's Lane, Biddenham, Bedford, MK40

Approximate Area = 1976 sq ft / 183.5 sq m
 Limited Use Area(s) = 66 sq ft / 6.1 sq m
 Outbuildings = 559 sq ft / 51.9 sq m
 Total = 2601 sq ft / 241.5 sq m
 For identification only - Not to scale



Bedford : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		72	81
(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	

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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