



5 Beauchamp Place, Willington, Bedford, MK44 3QA



5 Beauchamp Place  
Willington  
Bedford  
MK44 3QA

Price £475,000

- Four-bedroom detached home
- Occupying a generous plot
- Living/dining room
- Kitchen/breakfast room
- Family room
- Conservatory
- Cloakroom
- Bathroom
- Large private rear garden
- Garage, carport & off-road parking
- Freehold



- Council Tax Band E
- Energy Efficiency Rating D

## Detached four-bedroom home in a popular riverside village location...



We are delighted to bring to the market this mature, four-bedroom, detached property located in a quiet cul-de-sac location in the picturesque riverside village of Willington.

Situated on a generous plot and being offered with no onward chain, this is a rare opportunity for buyers to acquire a home with huge potential. While the home could benefit from some modernisation, it offers an excellent foundation for buyers looking to put their own stamp on a home.

The ground floor accommodation includes an entrance hall, cloakroom, family room, and a spacious L-shaped living/dining room with a feature fireplace. The kitchen is generously sized with room for a breakfast bar or table and there is a conservatory which enjoys lovely views over the rear south-west facing rear garden.

Upstairs, there are four well-proportioned bedrooms, the master of which is a generous double and benefits from fitted storage, along with a shower room.

Outside, the rear garden stands out as a real highlight of this property providing it with excellent scope for extension (subject to planning) or simply a wonderful space for families to relax, entertain, and enjoy. To the side of the property there is a carport and a garage with an electric door. To the front, there is a gravelled driveway offering further off-road parking for numerous vehicles.

Further benefits include gas fired central heating and double glazing throughout.

Willington is a riverside village with a vibrant community. It is home to the Danish Camp restaurant by the River Great Ouse, Frosts' Garden Centre, Sheerhatch Primary School and Bedford Disabled Horse-Riding Association. There is also a Public House and a village shop. Bedford's southern bypass, A421, connecting the M1 at Junction 13 with the A1 at the Black Cat roundabout, is just moments away.



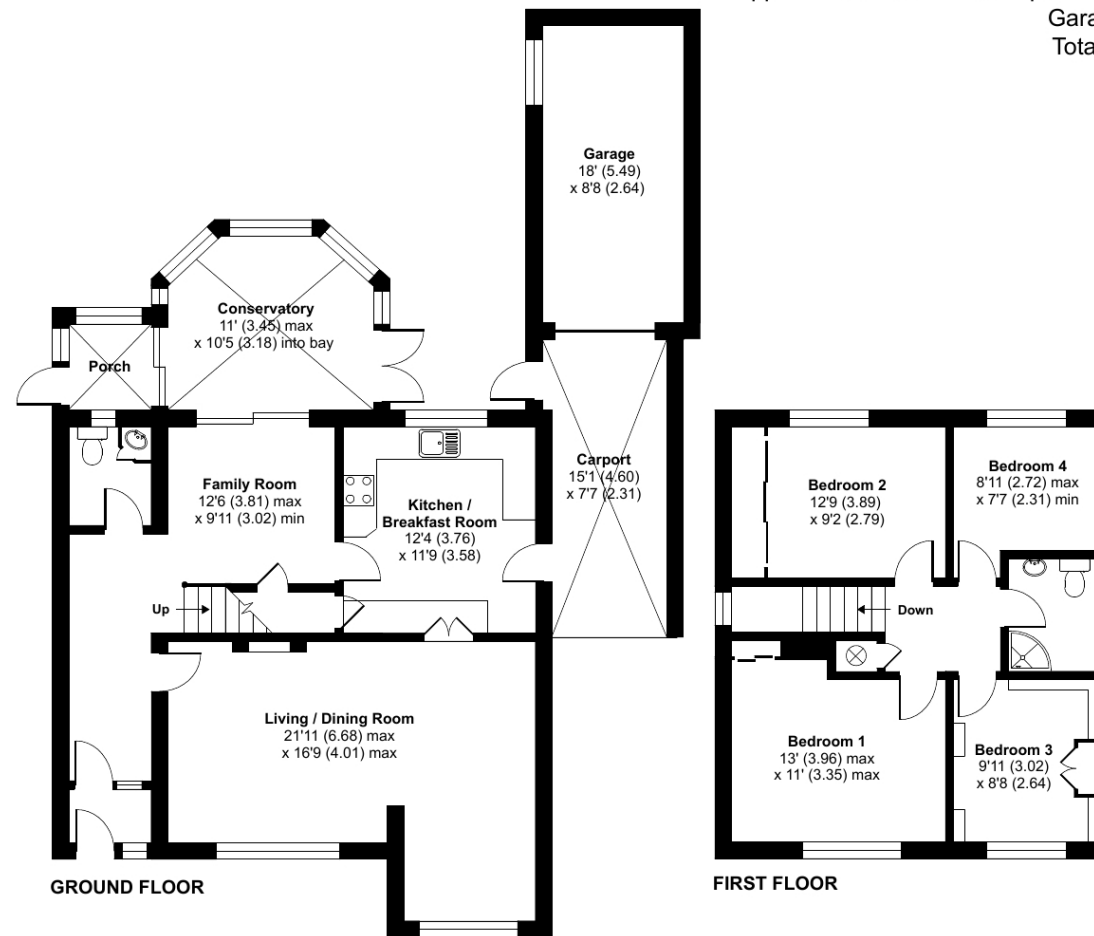
# Beauchamp Place, Willington, Bedford, MK44

Approximate Area = 1497 sq ft / 139 sq m (excludes carport)

Garage = 157 sq ft / 14.5 sq m

Total = 1811 sq ft / 168.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄tchecom 2026. Produced for Lane & Holmes. REF: 1421502



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