



40 Appledine Way, Bedford, MK41 0FP

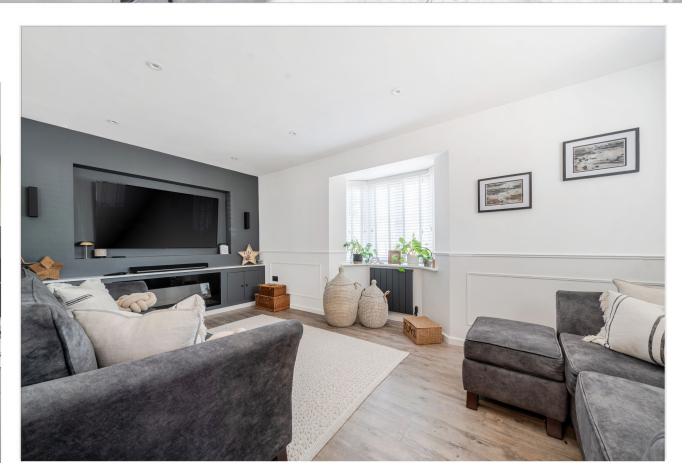
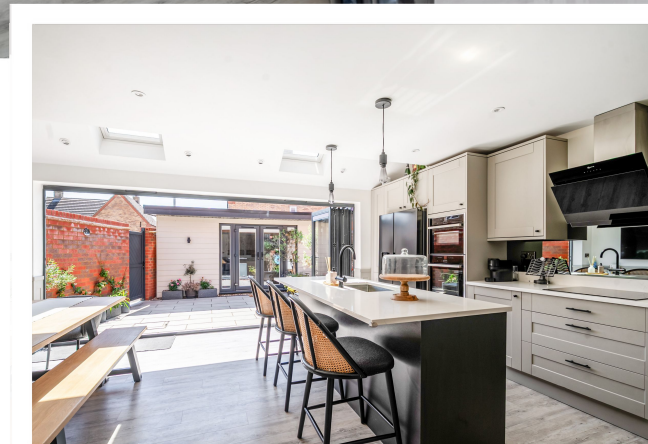


40 Appledine Way  
Bedford  
MK41 0FP

OIEO £475,000

Immaculate and extended  
detached family home...

- Extended and detached home
- Living room
- Stunning and extended kitchen
- High quality upgrades throughout
- Four bedrooms
- Two en suites
- Large dressing room
- Air conditioning on every floor
- Home office
- Garage and gardens
- Freehold



- Council Tax Band D
- Energy Efficiency Rating TBC

## Offering a perfect blend of everyday functionality and clever enhancements throughout...



Lane and Holmes are delighted to present for sale this beautifully presented and thoughtfully extended family home, occupying an enviable edge-of-development position and offering style, comfort, and practicality from top to bottom.

The standout feature on the ground floor is the stunning extended kitchen/dining room, where bi-fold doors open seamlessly onto the garden, creating an ideal indoor-outdoor living space. At its heart sits a generous island unit with breakfast bar seating, extensive storage, and a large inset sink, all framed by luxurious granite work surfaces. High-quality touches include an inbuilt Neff double oven, hob, extractor hood, and a wide range of fitted units, with space for an American-style fridge freezer. There is also a bay-fronted sitting room and a cloakroom.

Moving upstairs, the former master bedroom has been transformed into a one-of-a-kind Circus-themed room complete with fitted storage and an en suite shower room. Two further double bedrooms and a family bathroom complete this level.

The top floor is a true “wow” space, with the current master suite boasting a spacious bedroom, a luxurious en suite bathroom and an adjoining dressing room.

Outside, the rear garden is designed for low maintenance with paved areas and a high degree of privacy. A large home office which is currently being utilised as a home salon provides the ideal work-from-home solution. The garage benefits from an electric door and there's a driveway to the front. Further features include double glazing, gas-fired central heating, and air conditioning throughout.

Local amenities, including supermarkets and a medical centre, are close at hand. Bedford's mainline station offers fast and frequent services to the capital and beyond.



# Appledine Way, Bedford, MK41

Approximate Area = 1455 sq ft / 135.1 sq m (excludes garage)

Limited Use Area(s) = 21 sq ft / 1.9 sq m

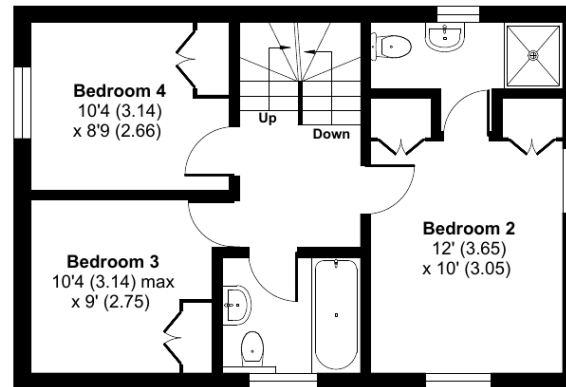
Outbuilding = 162 sq ft / 15 sq m

Total = 1638 sq ft / 152 sq m

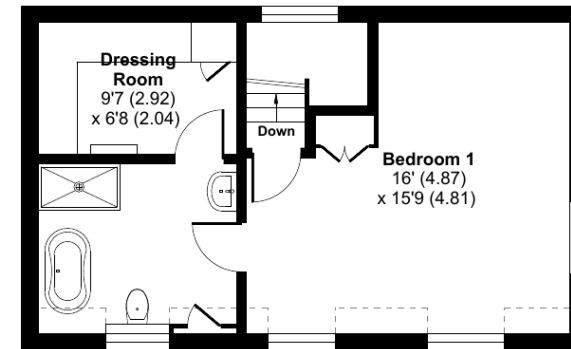
For identification only - Not to scale



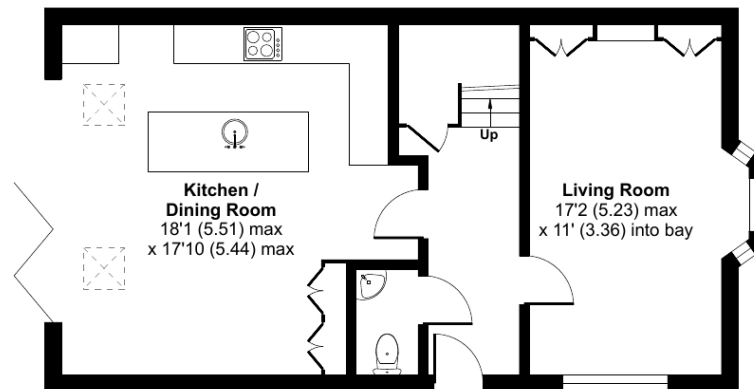
Denotes restricted head height



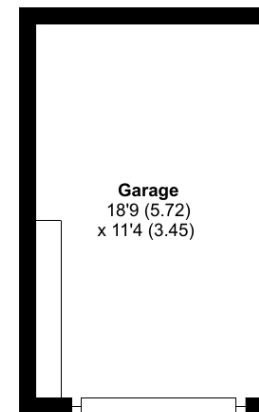
FIRST FLOOR



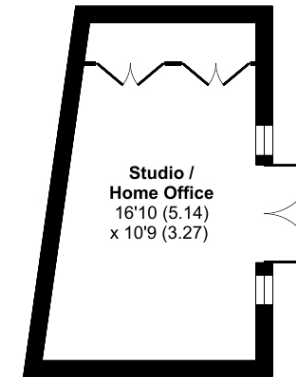
SECOND FLOOR



GROUND FLOOR



Garage  
18'9 (5.72)  
x 11'4 (3.45)



Studio / Home Office  
16'10 (5.14)  
x 10'9 (3.27)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Lane & Holmes. REF: 1334339



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Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

