



**School Lane, Roxton, Bedford, MK44 3DR**  
**Prices from £575,000 Freehold**



**READY TO MOVE IN!**

A Luxury brand new 4 bedroom detached house situated in this exclusive development within the sought after village of Roxton. This superb house comes with an extensive specification list including air source heat pumps and Luxury flooring provided throughout.

The well planned family accommodation includes a generous entrance hall, guest cloakroom, Living Room and Study, a stunning kitchen/dining/family room with feature walk in bay window overlooking the rear garden and a useful utility. On the first floor there are 4 generous bedrooms, the master with a luxury en suite, and a high specification family bathroom.

The Roxley comes with 3 surface parking spaces and a single detached garage as well as a generous landscaped rear garden.

Plot 16- Upgrades worth over £10,000

Plot 22- Upgrades worth over £7,500

Plot 44- Upgrade worth over £8,5000

**Entrance Hall**

**Living Room**

16'8 x 10'11 (5.08m x 3.33m)

**Kitchen**

12' x 8'7 (3.66m x 2.62m)

**Dining Room**

15'2 x 12'4 (4.62m x 3.76m)

**Family Room**

11'5 x 6'7 (3.48m x 2.01m)

**Study**

9'1 x 8' (2.77m x 2.44m)

**Utility Room**

**WC**

**First Floor Landing**

**Bedroom 1**

12'7 x 10'11 (3.84m x 3.33m)

**Ensuite**

Council Tax: New Build

**Bedroom 2**

12'10 x 8'10 (3.91m x 2.69m)

**Bedroom 3**

10'9 x 9'1 (3.28m x 2.77m)

**Bedroom 4**

11'3 x 8'10 (3.43m x 2.69m)

**Bathroom**

**Enclosed Rear Garden**

**Single Garage**

**Roxton**

Roxton is a pretty and well served village, offering a local pub, village shop, and popular garden centre just a short walk away. Commuters are well catered for, with Bedford and St Neots railway stations just a 10 minute drive, providing direct links to London as well a new links to Cambridge are already in progress!



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Maximum	Current	Maximum
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales EU Directive 2002/91/EC



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