



2 Ellis Close

Wootton | Bedford | MK43 9BZ

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Price £415,000

A beautifully presented three-bedroom detached family home, situated within the highly regarded village of Wootton...

Key Features

Three-bedroom detached family home

Highly desirable Wootton location

Impressive 28ft open-plan kitchen/dining room

Beautifully presented throughout

Recently refitted family bathroom & en-suite

Landscaped rear garden with raised vegetable beds

Detached garage with epoxy floor & LED lighting

Generous driveway providing off-road parking

Chain-free

Freehold

- Council Tax Band: D
- Energy Efficiency Rating: C





Lane & Holmes are delighted to offer for sale this impressive three-bedroom detached home, presented in excellent order throughout and offering spacious and versatile accommodation arranged over two floors.

The welcoming entrance hall leads to a useful cloakroom/WC and the principal ground floor accommodation. The impressive 28ft open-plan kitchen/dining room provides an excellent heart to the home, with a contemporary fitted kitchen offering a good range of storage and integrated appliances. The dining area provides ample space for entertaining and benefits from French doors opening onto the rear garden.

There is also a separate reception room, featuring a striking feature wall and further French doors providing direct access to the garden.

Upstairs are three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a recently refitted en-suite shower room, whilst the second bedroom is another generous double with fitted wardrobes. Bedroom three provides useful flexibility as a bedroom, nursery or home office. A recently refitted family bathroom completes the accommodation.

Outside, the enclosed rear garden has been thoughtfully landscaped, with a generous patio, lawn, mature planting and raised vegetable beds. To the side, a driveway provides off-road parking and leads to a detached garage. The garage has been particularly well equipped, with an epoxy-coated floor and LED strip lighting.

There is a service charge of approximately £215 per annum. These details should be verified by your legal advisor.

The property is situated in the popular village of Wootton, offering a desirable setting with good access to Bedford and the surrounding countryside. There is a wide range of amenities available, including a supermarket, public houses, a barber's, a takeaway outlet, and excellent schooling.



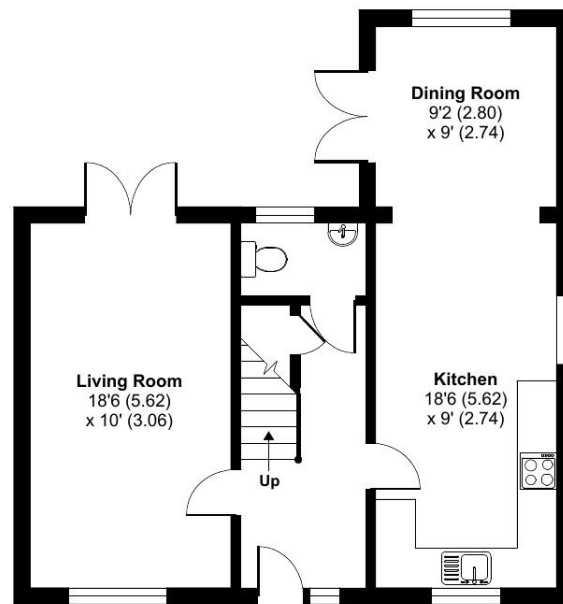
Ellis Close, Wootton, Bedford, MK43

Approximate Area = 1078 sq ft / 100.1 sq m

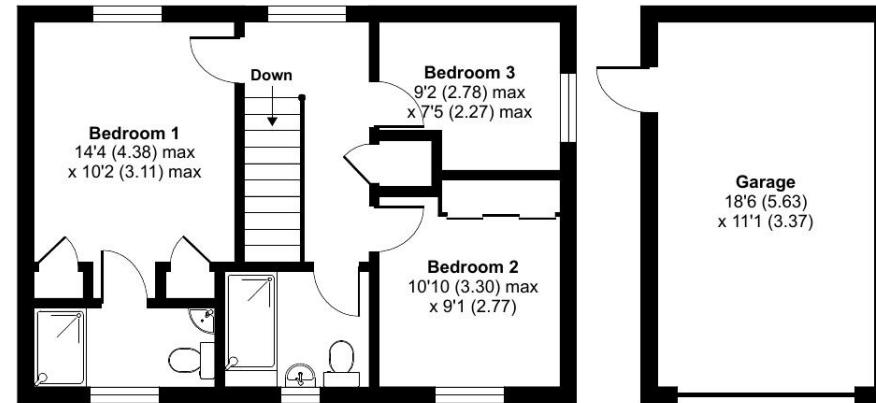
Garage = 204 sq ft / 19 sq m

Total = 1282 sq ft / 119.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Lane & Holmes. REF: 1515785

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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.

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