

Bream Close | Biddenham | Bedford | MK40 4UX

Price Guide £540,000

LEPORE & Co

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Situated on a private road, LEPORE & Co are delighted to offer for sale a wonderful four bedroom detached family home conveniently positioned on this popular and sought after development in Biddenham.
The main highlights include an impressive hallway, cloakroom/WC, 17ft lounge to front aspect, 19ft Kitchen diner , utility room, 15ft Master bedroom with en suite, three further well proportioned bedrooms, family bathroom, gardens, 22ft integral garage with ample off road parking to front and side. The property is ideally located with the bypass and local amenities all within close proximity.
To fully appreciate this lovely home an internal and external viewing is strongly advised. No upward chain. Call to view.

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- 17ft LOUNGE
- 19ft KITCHEN DINER
- UTILITY ROOM
- MASTER BEDROOM WITH EN SUITE
- 19ft SECOND BEDROOM
- 22ft INTEGRAL GARAGE
- NO UPWARD CHAIN
- CALL TO VIEW

ENTRANCE HALL
12'8 x 11'2 (3.86m x 3.40m)
Door to front, stairs to first floor, built in cupboard, doors to main rooms.

CLOAKROOM/WC
6'9 x 3'6 (2.06m x 1.07m)
Two piece suite comprising low level WC, pedestal wash hand basin.

LOUNGE
17'5 x 12'11 (5.31m x 3.94m)
Double glazed bay window to front aspect, double glazed window to side.

















KITCHEN DINER
19'8 x 11 (5.99m x 3.35m)
Four ring gas hob with oven under and extractor over, a range of base and wall mounted units, built in oven and grill with cupboards over and under, integral dish washer and fridge freezer, double glazed window and door to rear.

UTILITY ROOM
10' x 6'0 (3.05m x 1.83m)
Base and wall mounted units, plumbing for washing machine, concealed wall mounted boiler, double glazed door to rear.

LANDING
Double glazed window to side, access to loft void, built in cupboard , doors to main rooms

MASTER BEDROOM
15'9 x 12'10 (4.80m x 3.91m)
Double glazed window to front, fitted wardrobes.

EN SUITE
7'0 x 4'9 (2.13m x 1.45m)
Three piece suite comprising shower, pedestal wash hand basin, low level wc , tiled flooring, double glazed window to front.

BEDROOM 2
10'7 x 12'7 (3.23m x 3.84m)
Double glazed window to front.

BEDROOM 3
11'3 x 9'5 (3.43m x 2.87m)
Double glazed window to rear.

BEDROOM 4
11'2 x 8'11 (3.40m x 2.72m)
Double glazed window to rear.

BATHROOM
7'0 x 5'6 (2.13m x 1.68m)
Three piece suite comprising bath with wall mounted shower, low level wc, pedestal wash hand basin, tiled flooring, double glazed window to rear.

FRONT GARDEN
Flower and shrub borders, pathway, driveway to side providing off road parking , gated side access.

REAR GARDEN
Patio area, laid to lawn, raised flower beds, gated side access, wood panel fence surround.

INTEGRAL GARAGE
22'10 x 10'7 (6.96m x 3.23m)
Up and over style door with power and lighting.

TENURE
FREEHOLD

TAX BAND
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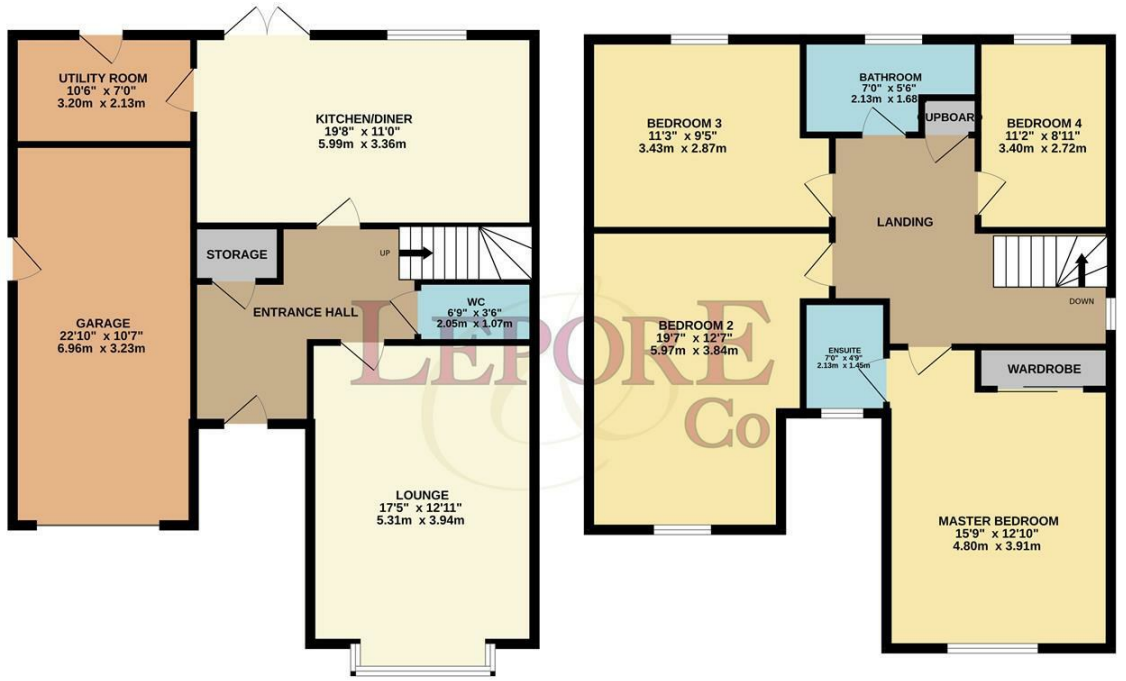






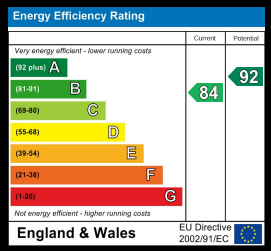
GROUND FLOOR
912 sq.ft. (84.8 sq.m.) approx.

1ST FLOOR
899 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA : 1811 sq.ft. (168.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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