



12 The Orchard
Bedford, MK44 1EB



Christie Taylor
Partnered With
Simpsons
Property Experts

Nestled in the charming village of Riseley, The Orchard presents an exceptional opportunity to acquire a splendid four-bedroom detached family home. This property has been meticulously maintained and is in excellent condition throughout, making it an ideal choice for families seeking a comfortable and inviting living space.

Upon entering this family home, you will be greeted by spacious accommodation that flows seamlessly from one room to the next. The house boasts three well-proportioned reception rooms, providing ample space for both relaxation and entertaining. The heart of the home is undoubtedly the generous living areas, which are perfect for family gatherings or hosting friends. There is a spacious entrance hallway which comprises stairs leading to the first floor, a cloakroom housing WC and hand basin and a 28FT open plan living/dining room. Furthermore the property boasts a snug situated to the rear of the garage and a kitchen. The kitchen is fully fitted and comprises of several wall to base fitted cabinetry, there is also space for integral appliances. The first floor features four inviting bedrooms, ensuring that there is plenty of room for everyone and a three piece family bathroom suite.

Outside, the property boasts an excellent sized rear garden, which offers a private oasis for outdoor activities, gardening, or simply enjoying the fresh air. It is mainly laid lawn with paved patio and decked seating areas and is landscaped with mature trees and shrubs.

There is a driveway to the front that offers parking for several vehicles it is also complemented by a garage.

This delightful home is not only a sanctuary for family life but also a wonderful place to create lasting memories. With its spacious layout and excellent condition, The Orchard is a rare find in the desirable area of Riseley. Do not miss the chance to make this beautiful property your own.

Asking price £430,000



4



2



3





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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