



41 Grovebury Court, Wootton, Bedford, MK43 9HZ



41 Grovebury Court  
Wootton  
Bedford  
MK43 9HZ

Price £450,000

Extended four-bedroom  
detached home in a cul de sac  
location...

Entrance porch

Cloakroom

Living room

Kitchen/dining room

Conservatory

Four double bedrooms

En suite to principal bedroom

Family bathroom

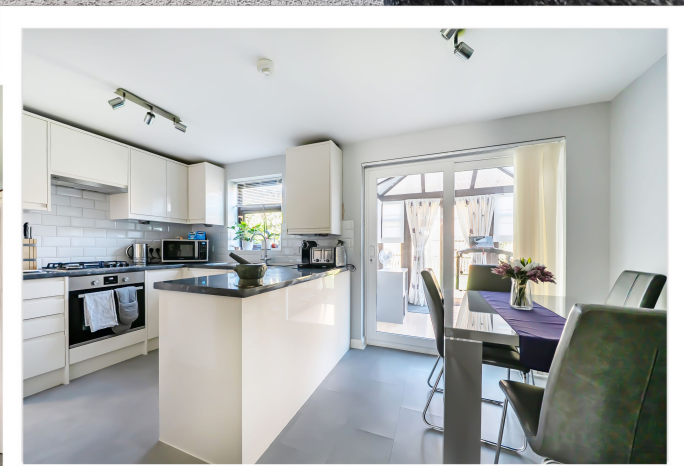
Off road parking

Garage

Gardens

Freehold

- Council Tax Band D
- Energy Efficiency Rating D



## In the ever-popular village of Wootton on the south-west side of Bedford...



We are delighted to offer for sale this well presented and extended four-bedroom detached home located in the ever-popular village of Wootton, well known for its excellent local facilities including both schooling and recreational.

The property offers a cloakroom accessed from the entrance hall. A door from the entrance hall leads through to the living room and from there, there is a door through to the well fitted kitchen/dining room that has a conservatory off.

On the first floor there is a spacious landing, capable of accommodating a small study area, two double bedrooms, one en suite, and a family bathroom. Stairs rise from the landing to the extended upper floor that offers two very spacious double bedrooms.

Additional features include gas fired central heating and PVCu double glazed windows.

Externally there is parking for up to three vehicles on the drive and frontage and a single detached garage with a personal door in to the rear garden.

The rear garden has established borders, lawn and a paved patio.

Wootton is a popular village located on the south-west side of Bedford. Wootton offers a wide range of amenities including shops, pubs, schools, a Post Office, petrol station and a doctors' surgery. The village also offers easy access to the southern bypass linking the M1 Junction 13 and the A1 at the Black Cat roundabout. Milton Keynes and Bedford are both very accessible and both offer excellent mainline rail services for the commuter. The new Universal theme park will also be very convenient in the future.

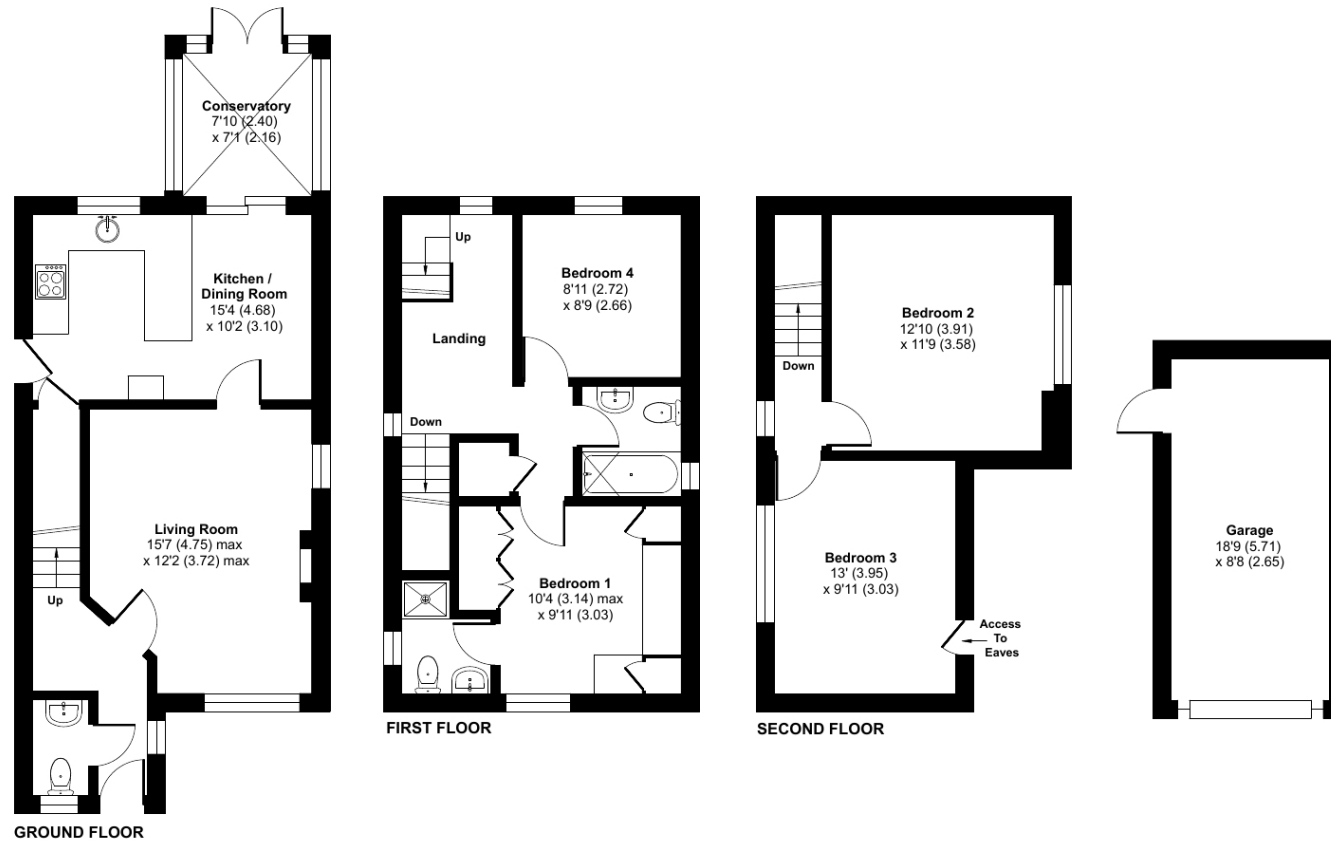
Bedford Railway Station • 5 miles  
Milton Keynes • 16 miles  
A1 Black Cat Roundabout • 17 miles  
M1 Junction 13 • 7 miles



# Grovebury Court, Wootton, Bedford, MK43

Approximate Area = 1232 sq ft / 114.4 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2026. Produced for Lane & Holmes. REF: 1440686



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