



Arthur Black Way, Wootton, Bedford, MK43 9FJ
Offers over £325,000 Freehold



A well presented three bedroom semi-detached family home, ideally situated in this quiet close in the highly sought-after village of Wootton. This well-maintained property offers spacious and versatile accommodation throughout including welcoming entrance hall, a well-appointed kitchen/breakfast room to the front of the property, a convenient downstairs cloakroom and a superb, light & airy open-plan lounge/dining room to the rear with French doors opening out to the garden. Upstairs the property boasts three well-proportioned bedrooms with fitted wardrobes to bedrooms 1 & 2 and a stylish and modern family bathroom. Externally, the home benefits from a large enclosed rear garden with a patio seating area, perfect for entertaining and a newly laid lawn. This fantastic property has also boasts a larger than average driveway to the side leading up to a detached garage and a generous sized front garden. Ideally positioned within walking distance of local shops, schools, parks and excellent road and transport links, this wonderful home is perfectly suited to first-time buyers, growing families and investors alike.

Entrance Hall

Lounge/Dining Room

14'6 x 11'3 (4.42m x 3.43m)

Kitchen/Breakfast Room

14'8 x 7'5 (4.47m x 2.26m)

WC

Landing

Bedroom 1

12'6 x 7'11 (3.81m x 2.41m)

Bedroom 2

11'7 x 7'3 (3.53m x 2.21m)

Bedroom 3

8'3 x 7' (2.51m x 2.13m)

Family Bathroom

Rear Garden

Garage & Driveway

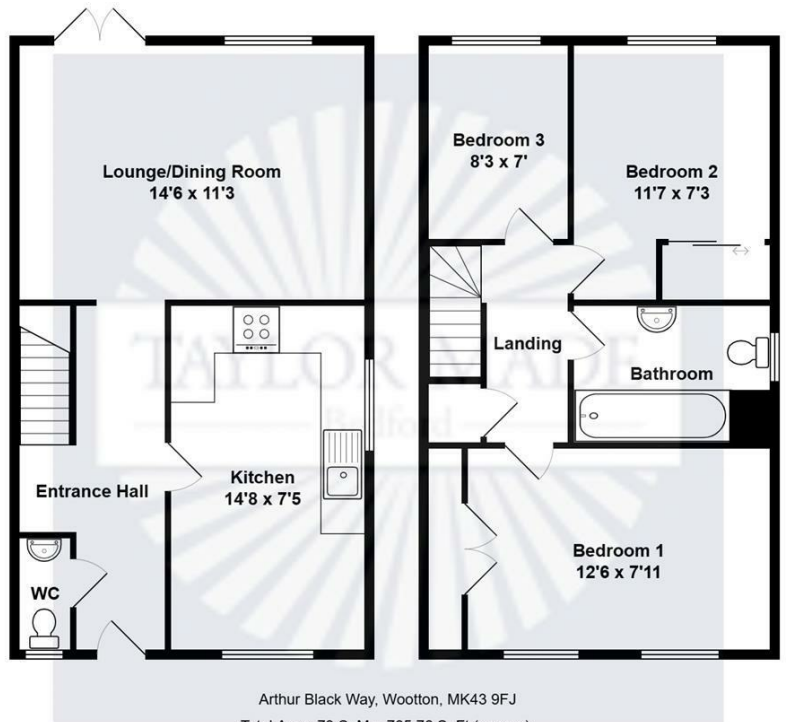
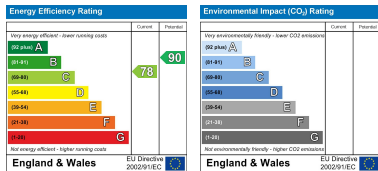
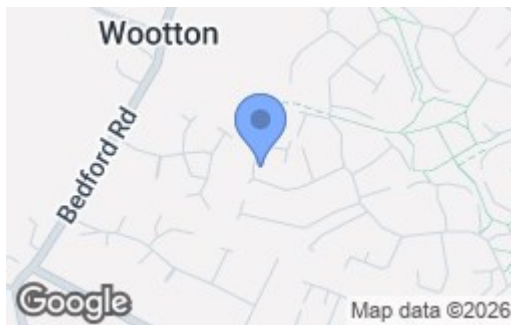
Management Charge

Estate Management Charge - £246.51 per annum

Wootton

Wootton village is home to a variety of amenities including a selection of pubs/restaurants, shops and a garage. This sought after village is extremely popular and has an abundance of woodland to explore, you will also find a number of period properties along with the renowned Wootton Manor. Wootton is approximately 5 miles from Bedford Town Centre and Train Station which offers links into London St Pancras in under 40 minutes, there is also great access to the A421, A428 and the A6 roads.

Council Tax: Bedford Borough C



Please note this floorplan and all furniture shown is for illustration purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximates. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s). Plan produced by Taylor Made Bedford. Powered by ZPlan.

These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2026.




Taylor Made Residential Limited
Taylor House, Roman Gate, Saxon Way, Great
Denham, Bedford, MK40 4FU


01234 302043


bedford@taylormadeproperties.co.uk
www.taylorlandandpropertygroup.co.uk

Company Registration: 10726223 VAT Number: 268 8165 58

