



Wentworth Drive | | Bedford | MK41 8QE

**Price Guide £800,000**

**LEPORE**  
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Nestled in the highly regarded area of WENTWORTH DRIVE, Bedford, this IMPRESSIVE and substantial detached home offers superb accommodation ideal for family living. The property highlights include a spacious layout with FIVE bedrooms FOUR reception rooms, providing ample space for relaxation and entertainment.

The heart of the home is a generous 31ft lounge diner, perfect for family gatherings and social occasions. With five well-proportioned bedrooms, including an En-suite to the master bedroom, this residence ensures COMFORT and PRIVACY for all family members. The two upstairs bathrooms and downstairs shower room with cloakroom add to the convenience, making morning routines a breeze.

Outside, the SIZEABLE rear garden with potential to extend presents a wonderful space for children to play or for hosting summer barbecues and entertaining family and friends. The property also features a double

- DETACHED
- FIVE BEDROOMS/ ENSUITE TO MASTER BEDROOM
- DOWNSTAIRS SHOWER/WC
- 31ft LOUNGE DINER
- FAMILY ROOM
- STUDY
- 16ft KITCHEN BREAKFAST ROOM
- FULLY CENTRALLY HEATED WITH AIR SOURCE HEAT PUMP
- DOUBLE GARAGE AND AMPLE PARKING
- SIZEABLE PLOT FRONT AND REAR

#### ENTRANCE HALL

Door and double glazed window to front, stairs rising to first floor, under stairs recess.

#### LOBBY

6'1 x 3'5 (1.85m x 1.04m)

Vanity wash hand basin.

#### SHOWER ROOM/WC

5'4 x 3'9 (1.63m x 1.14m)

Two piece suite comprising shower, low level wc, heated towel rail, double glazed window to rear.

#### LOUNGE DINER

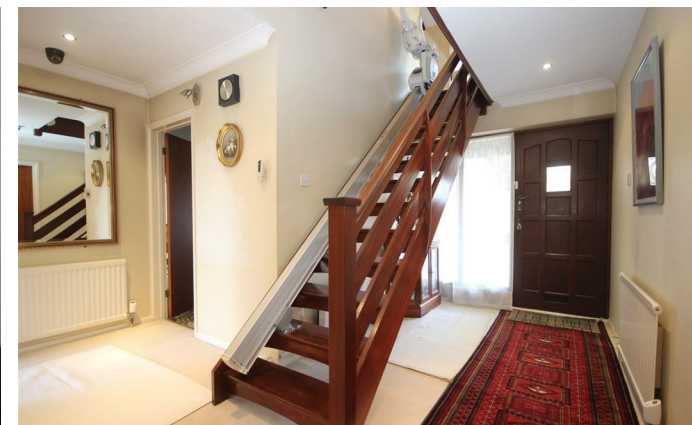
31' x 13'8 narrowing to 9'9 (9.45m x 4.17m narrowing to 2.97m)

Patio doors to front aspect, double glazed window to side, vaulted ceiling, coal effect gas fire with tiled hearth and canopy over, double glazed window to side.

#### STUDY

12'8 x 12'4 (3.86m x 3.76m)

Double glazed patio door to front, double glazed window to side.



Perfectly Situated in the highly regarded and sought after location of Putnoe is this impressive Five bedroom detached residence offering excellent family accommodation throughout.



#### KITCHEN BREAKFAST ROOM

16'7 x 11'2 (5.05m x 3.40m)

Built in five ring gas hob with extractor over, and cupboards under, fitted double oven and microwave with cupboards over and under, base and wall mounted units with granite work surface over, built in cupboard, breakfast bar, inset spotlighting.

#### UTILITY ROOM

7'7 x 6'9 (2.31m x 2.06m)

Base and wall mounted units, plumbing for washing machine, double glazed window and door to side, inset spotlighting, access to loft void.

#### FAMILY ROOM

13'9 x 11'4 (4.19m x 3.45m)

Double glazed patio doors to rear, double glazed window to side.

#### LANDING

Access to loft void, double glazed window to front and side, built in airing cupboard, doors to main rooms.

#### MASTER BEDROOM

12'7 x 12 (measured to wardrobe) (3.84m x 3.66m (measured to wardrobe))

Double glazed window to rear, a range of built in mirrored wardrobes.

#### ENSUITE

7'11 x 5'6 (2.41m x 1.68m)

Three piece suite comprising, shower, vanity wash hand basin, low level wc, heated towel rail, double glazed window to rear.

#### BEDROOM TWO

16'2 x 9'7 (4.93m x 2.92m)

Double glazed window to side, inset spotlighting.

#### BEDROOM THREE

12'8 x 12'4 (3.86m x 3.76m)

Double glazed window to front, a range of fitted wardrobes, cupboards and drawers.

#### BEDROOM FOUR

11'4 x 9'11 (3.45m x 3.02m)

Double glazed window to rear.

#### BEDROOM FIVE

10'8 x 9'1 (3.25m x 2.77m)

Double glazed window to front.

#### BATHROOM

Four piece suite comprising shower, bath, vanity wash hand basin, low level wc, heated towel rail, inset spot lighting, double glazed window to rear.

#### FRONT GARDEN

Monobloc driveway providing ample parking for several vehicles, part laid to lawn mature hedge to front gated side access, flower and shrub borders.

#### REAR GARDEN

Laid to lawn, mature trees to rear, wood panel fence surround, flower and shrub borders, patio area, water tap, wood decking with pergola, part artificial grass, garden shed, outside lighting, concealed air source heat pump, gated side access.

#### DOUBLE GARAGE

17'5 x 16'7 (5.31m x 5.05m)

Electric up and over doors with power and lighting, window and door to side.

#### TENURE

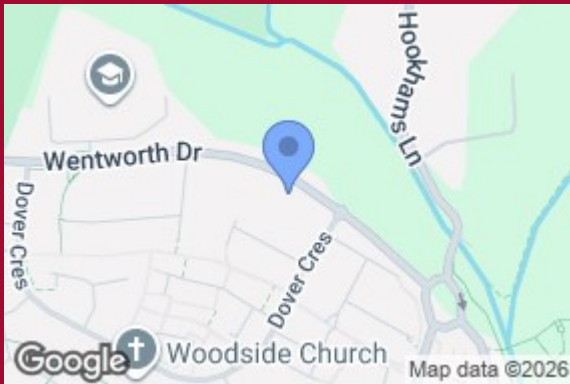
FRREHOLD

#### TAX BAND

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#### AGENTS NOTES

The property also benefits from solar panels and an air heat source pump.



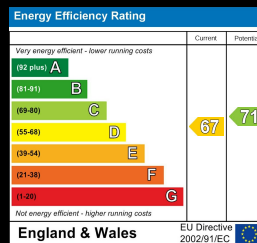
GROUND FLOOR  
1498 sq.ft. (139.2 sq.m.) approx.

1ST FLOOR  
1105 sq.ft. (102.6 sq.m.) approx.



TOTAL FLOOR AREA : 2603 sq.ft. (241.8 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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302 Amptill Road  
Bedford  
Bedfordshire  
MK42 9QS  
01234 866499  
info@leporeandco.co.uk  
www.leporeandco.co.uk