



**Connells**

Watson Way  
Marston Moretaine Bedford



### Property Description

Nestled in the heart of Marston Moretaine, this delightful four bedroom family home offers a perfect blend of comfort, space and convenience. Stepping inside you discover a welcoming atmosphere, with a spacious living room perfect for family gatherings, a well equipped kitchen and a separate dining room. Upstairs you'll find four double bedrooms with the principal bedroom hosting an en-suite. Outside to the rear you shall find a well maintained garden, a single garage provide secure parking or additional storage space. Located within easy reach of local amenities, schools and transport links. Don't miss the opportunity to make this wonderful house your new home.

### Entrance / Hallway

Door to front, stairs leading to first floor, radiator, storage cupboard.

### Cloak Room

Double glazed window, wash hand basin, radiator, low level wc.

### Dining Room

11' 1" x 10' 2" ( 3.38m x 3.10m )  
Double glazed window, radiator.

### Kitchen

7' 2" x 10' 5" ( 2.18m x 3.17m )  
Double glazed window, fitted wall to base units, stainless steel sink, integrated double oven, extractor and dishwasher. Radiator. Door to side entrance.

### Living Room

10' 6" x 14' 5" ( 3.20m x 4.39m )  
Double glazed french doors to rear, radiator.

## First Floor

### Landing

Storage cupboard.

### Bedroom 1

11' 1" x 11' 4" ( 3.38m x 3.45m )

Double glazed window, radiator, built in wardrobes.

### En-Suite

Double glazed window, low level wc, radiator, wash hand basin, shower, radiator.

### Bedroom 2

10' 6" x 9' 3" ( 3.20m x 2.82m )

Double glazed window, radiator.

### Bedroom 3

9' 3" x 15' 9" ( 2.82m x 4.80m )

Double glazed window to front and rear aspect, radiator.

### Bedroom 4

7' 5" x 9' 5" ( 2.26m x 2.87m )

Double glazed window, radiator, loft access.

### Bathroom

Double glazed window to rear aspect. Low level wc, wash hand basin, radiator.

## Front Garden

Small lawn area with path leading to front door.

## Rear Garden

Mostly laid to lawn with patio area, side gate access.

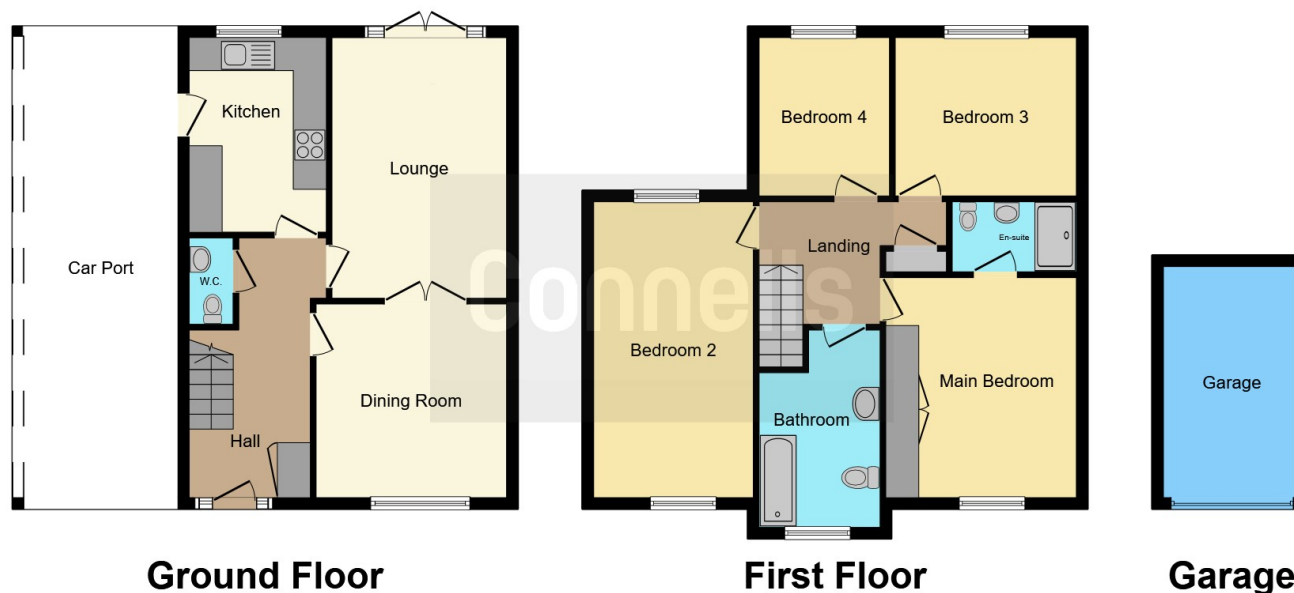
## Garage

Single garage with up and over door.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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 Band: E

Tenure: Freehold

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