



20 Butland Way

Wootton | Bedford | MK43 9QU



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OIEO £400,000

Very well presented and maintained detached family home...

Key Features

Detached family home

Cloakroom

Kitchen/dining room

Three bedrooms

Two bath/shower rooms

Gas central heating

Garage

Landscaped rear garden

Stunning condition throughout

Freehold

- Council Tax Band: D
- Energy Efficiency Rating: B





This stunning detached family home is set within a popular development, in the sought after village of Wootton. The village amenities and open countryside are within easy reach.

The property was constructed in 2021 and is presented in superb order, with many appealing features.

On the ground floor, the double fronted accommodation includes an entrance hall with herringbone style flooring, which also continues to the kitchen/diner. The kitchen features a range of cream fronted modern units, with integrated appliances and wood effect work tops. The dining area has doors opening out to the garden.

The separate living room has a feature wall mounted fire and is dual aspect.

On the first floor there are three bedrooms, with the master having an ensuite and there is a family bathroom.

Added benefits include gas central heating, double glazing and a ground floor cloakroom.

To the exterior there is a driveway which leads to a single garage. The sellers have landscaped the rear garden which now offers a low maintenance space including a patio, an area of decking, some raised shrub borders and an area of artificial lawn.

We understand the service charge for the current year was £236, but these details should be verified by your legal advisor.

Wootton is a popular village to the south west of Bedford offering a wide range of amenities including a supermarket, Public Houses, a barber's and a takeaway outlet, as well as excellent schooling. Wootton also provides excellent access to the southern bypass linking the A1 and M1. Bedford's mainline station offers fast and frequent services to London and beyond. Milton Keynes is within easy reach.



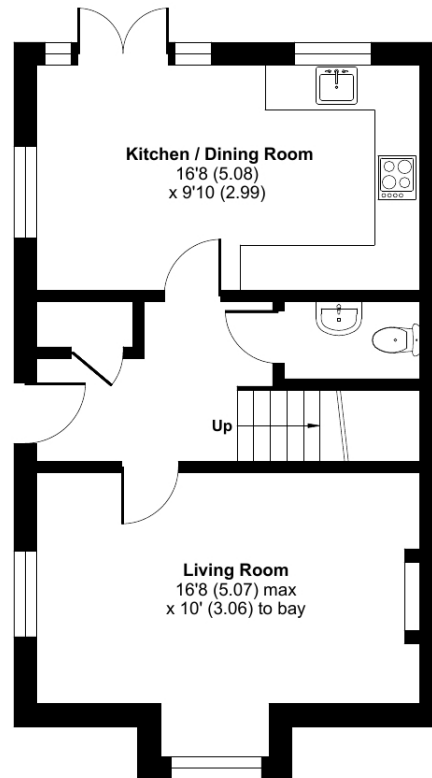
Butland Way, Wootton, Bedford, MK43

Approximate Area = 937 sq ft / 87 sq m

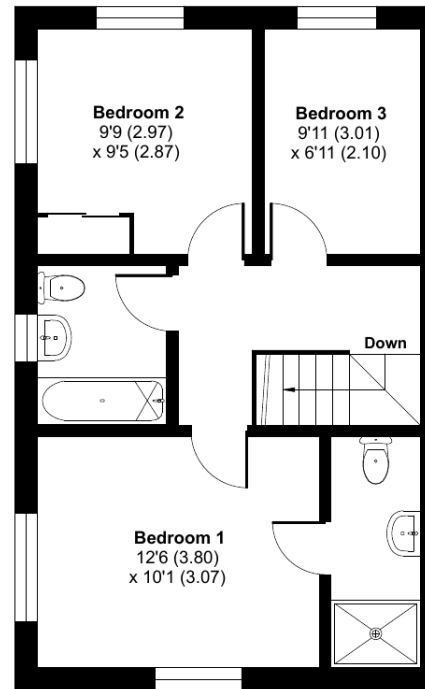
Garage = 257 sq ft / 23.8 sq m

Total = 1194 sq ft / 110.9 sq m

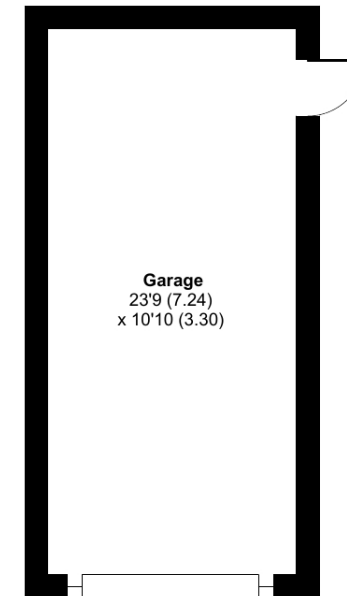
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lane & Holmes. REF: 1487090

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