



**Connells**

The Hill  
Blunham Bedford



# The Hill Blunham Bedford MK44 3NG

for sale  
**£635,000**



## Property Description

This stunning property 4- bedroom home offers the perfect blend of modern elegance and functionality, making it an exceptional choice for families or professionals seeking a luxurious lifestyle in a village location but with the convenience of being well connected via the A1.

The kitchen diner offers windows and bi-fold doors that flood the room with natural light, highlighting the spacious and thoughtfully designed layout with the addition of sleek and stylish built in appliances, creating an inviting space for cooking and entertaining.

Upstairs all bedrooms are generously sized doubles and have large windows ensuring plenty of natural light. With stylish bathrooms, a large loft, a utility and a garage plus off-road parking, this home is a true gem.

## KEY FEATURES

- LAST REMAINING HOME
- FOUR DOUBLE BEDROOMS
- EN SUITE TO MAIN BEDROOM
- VILLAGE LOCATION
- INCENTIVES AVAILABLE
- INTEGRATED APPLIANCES INCLUDED
- UTILITY
- LARGE LOFT SPACE READY FOR CONVERSION TO TWO FURTHER ROOMS



## Ground Floor

### Kitchen / Dining

26' 7" x 10' 9" ( 8.10m x 3.28m )

### Lounge

12' 1" x 15' 10" ( 3.68m x 4.83m )

### Study

12' x 8' 11" ( 3.66m x 2.72m )

### Utility

6' 9" x 10' 4" ( 2.06m x 3.15m )

## First Floor

### Bedroom One

17' 3" x 10' 11" ( 5.26m x 3.33m )

### Bedroom Two

17' 1" x 8' 11" ( 5.21m x 2.72m )

### Bedroom Three

13' 4" x 9' ( 4.06m x 2.74m )

### Bedroom Four

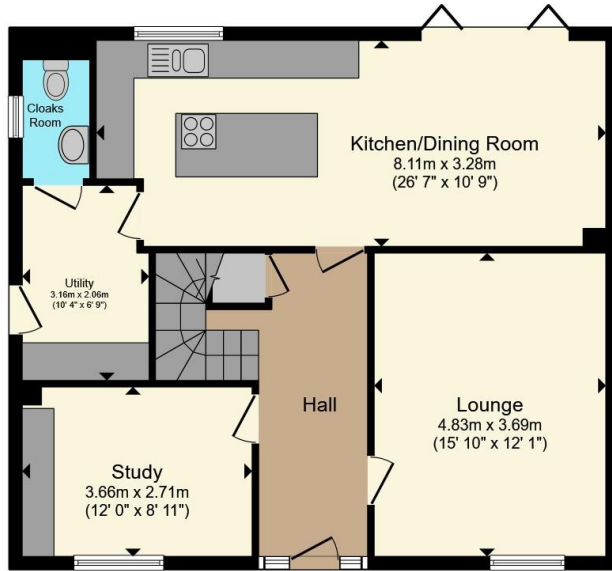
13' 1" x 9' 7" ( 3.99m x 2.92m )

## Agents Note

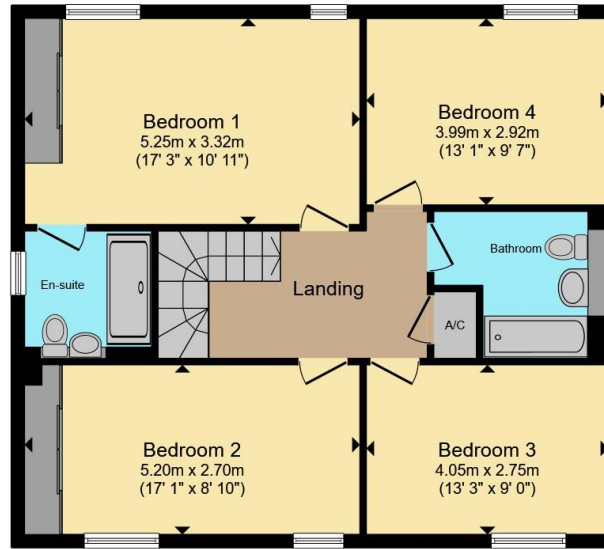
Some images have been digitally dressed/alterd to show rooms furnished.  
This is for marketing purposes only.







**Ground Floor**



**First Floor**

Total floor area 152.4 m<sup>2</sup> (1,641 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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26 Market Square  
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EPC Rating:  
 Exempt

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Tenure: Freehold



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