



10 Tithe Barn Road
Bedford, MK43 9EY



Bradley Cooper
Partnered With
Simpsons
Property Experts

Situated within the sought after village of Wootton, is this delightful four bedroom end of terrace family home which offers huge potential for extension STPP, larger than average rear garden with out building and driveway for several vehicles

Upon entering this property you're greeted with an entrance hallway with stairs leading to the first floor. There is a good sized bay fronted living room, kitchen/diner with several wall to base fitted units and space and appliances, French doors lead off the kitchen into a conservatory. Furthermore there is an inner lobby with a utility area, downstairs shower room and bedroom four. The first floor comprises of three well-proportioned bedrooms and a newly re-fitted family bathroom suite.

One of the standout features of this home is its larger than average rear garden, which presents a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air. It is mainly laid lawn and is fully enclosed featuring paved patio seating, allotment to the rear and a detached outbuilding which has electrics and lighting, ideal for the person who owns a business from home or for storage.

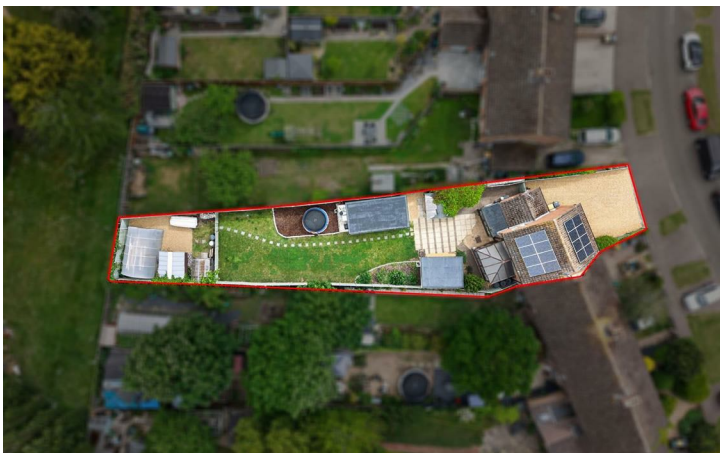
Additionally, the property benefits from a driveway to the front that can accommodate several vehicles, a valuable asset in this popular location.

The potential for extension, subject to planning permission, allows for the possibility of further enhancing this already spacious home to suit your family's needs. Situated in a sought-after area, the property is conveniently close to a range of amenities, making daily life both easy and enjoyable.

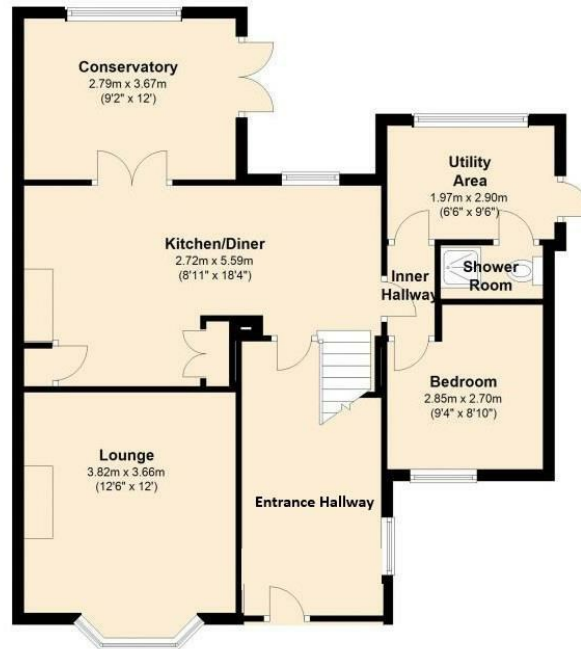
This family home is a canvas for your family's future. With its appealing features and prime location, it is a must-see for anyone looking to settle in Wootton.

Guide price £415,000

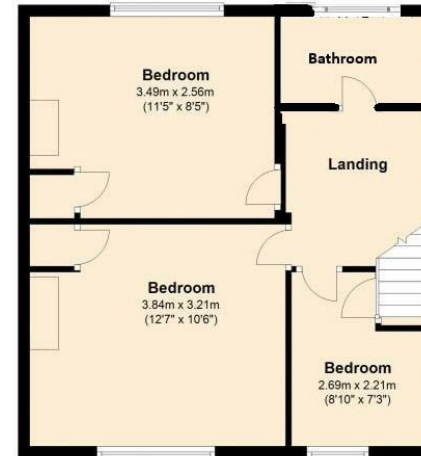
 4  2  3



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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