



Wortham Close, Great Denham, Bedford, MK40 4RU Guide price £500,000 Freehold



A beautifully presented four-bedroom detached family home tucked away in this quiet cul de sac in Great Denham with stunning views overlooking the Country Park. This superb property offers a perfect blend of comfort and spacious modern living accommodation across 2 floors. Upon entering there is a welcoming entrance hall with a cloakroom and doors leading to a 15ft Lounge and a light & airy family room/dining room. The heart of the home is undoubtedly the large kitchen/diner which leads into a delightful conservatory with underfloor heating providing an excellent space for relaxation and enjoying the surrounding views. The property boasts four well-appointed bedrooms including an en suite to the master bedroom, fitted wardrobes to bedrooms 1, 2 & 3 and a well presented family bathroom. Outside there is a stunning enclosed rear with a patio seating area, perfect for entertaining. The garden also extends around to the side of the house providing gated access to the front. To the front you will find a neatly maintained front garden and a single garage with an electric door and parking space directly outside. There is also an additional parking space just to the side of the property. An exceptional family home just a short walk to local shops, schools and the countryside on your doorstep.



Entrance Hall

WC

Living Room

15'10 x 10'1 (4.83m x 3.07m)

Dining Room

10'10 x 9'9 (max) (3.30m x 2.97m (max))

Kitchen/Family Room

15' x 15' (max) (4.57m x 4.57m (max))

Conservatory

13' x 11'2 (3.96m x 3.40m)

Landing

Bedroom 1

13'2 x 10' (4.01m x 3.05m)

Ensuite

Bedroom 2

13'3 x 8'10 (max) (4.04m x 2.69m (max))

Bedroom 3

10'4 x 9'1 (max) (3.15m x 2.77m (max))

Bedroom 4

6'11 x 6'5 (2.11m x 1.96m)

Family Bathroom

Enclosed Rear Garden

Front Garden

Garage & 2 Parking Spaces

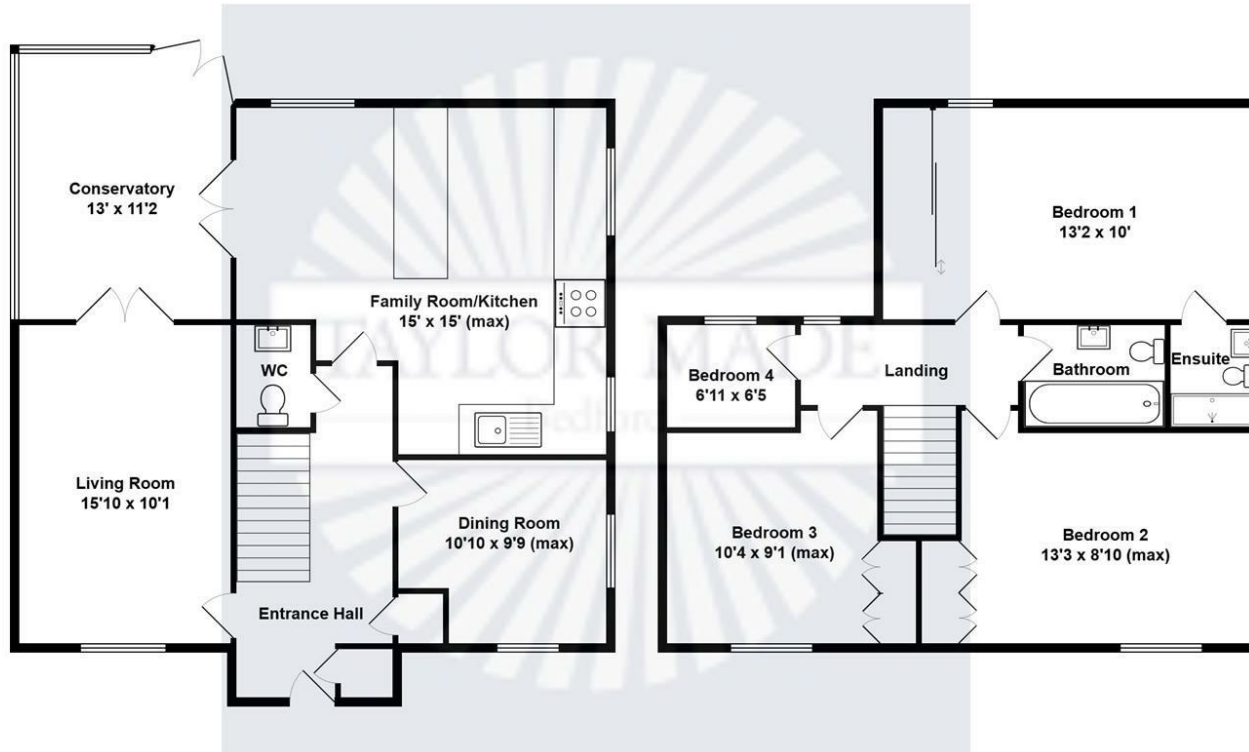
Great Denham

Great Denham is situated just 2 miles from Bedford Town Centre. This sought after village boasts many local amenities including a bistro, takeaway, dentist, vets, pharmacy, supermarkets, salon, estate agents and the added bonus of good schooling facilities with the local school having an outstanding Ofsted rating. Great Denham is also conveniently located for the Bedford bypass which offers great access onto the A421, A428, A6, A1, M1 and beyond. Bedford rail station is located approximately 2 miles away and offers transport links to Luton in 20 minutes and London St Pancras in under 40 minutes.

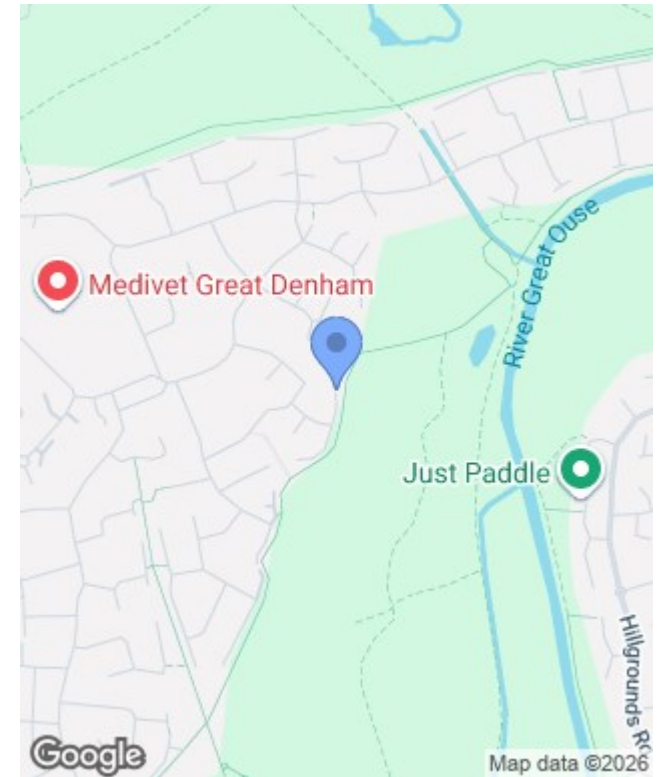




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Please note this floorplan and all furniture shown is for illustration purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximates. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s).
 Plan produced by Taylor Made Bedford.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential Ltd has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2023.



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