



28 Far Wallis Road
Bedford, MK44 1FL



Simpson & Weekley

Occupying a sought-after position within the popular village of Sharnbrook, this attractive four-bedroom detached home offers spacious and well-planned accommodation. A standout feature is the impressive garden room extension, complete with a vaulted ceiling, skylight and bi-fold doors opening onto the rear garden, creating a bright and versatile additional living space.

The ground floor comprises a welcoming entrance hall, generous dual-aspect living room, contemporary kitchen/dining room, garden room and a convenient cloakroom/WC. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and an en-suite shower room, alongside a modern family bathroom.

Externally, the property benefits from a driveway providing off-road parking, an single garage, and an enclosed rear garden with an artificial lawn and decked seating area, perfect for outdoor dining and entertaining.

Sharnbrook is one of North Bedfordshire's most desirable villages, offering a range of everyday amenities, popular pubs, and a strong community feel. The village is particularly renowned for the highly regarded Sharnbrook Academy, while Bedford is just a short drive away, providing extensive shopping, leisure facilities and fast rail links to London. The surrounding countryside also offers excellent walking and cycling routes.

EPC Rating B, Council Tax Band E

£495,000



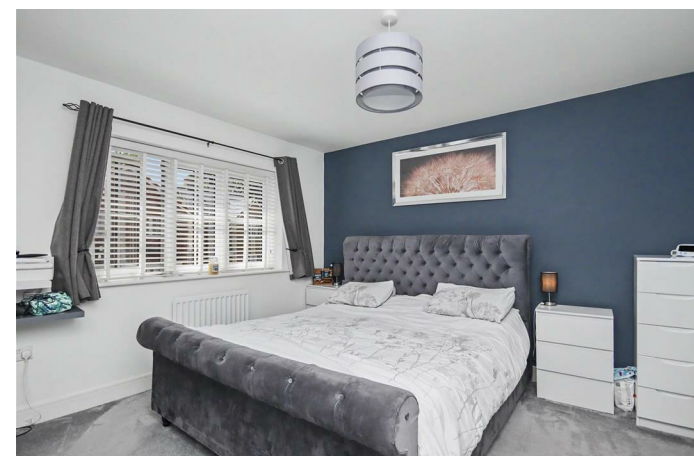
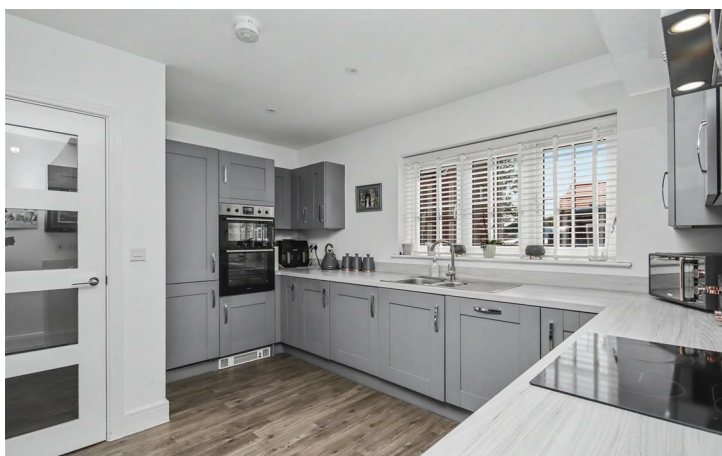
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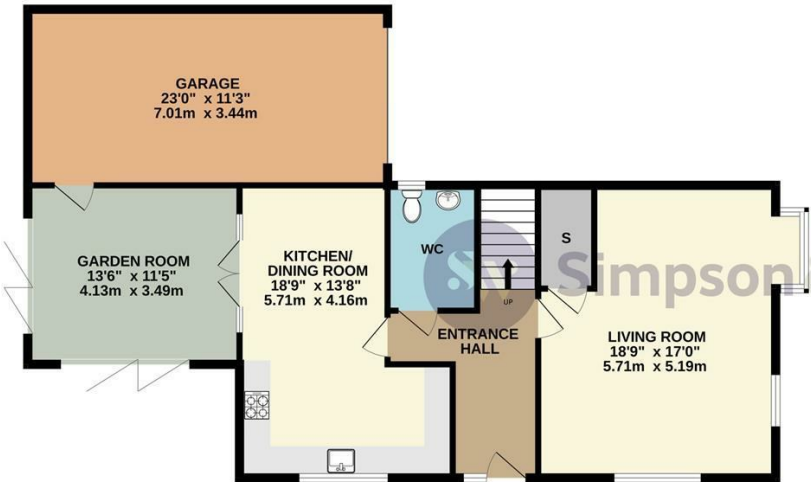
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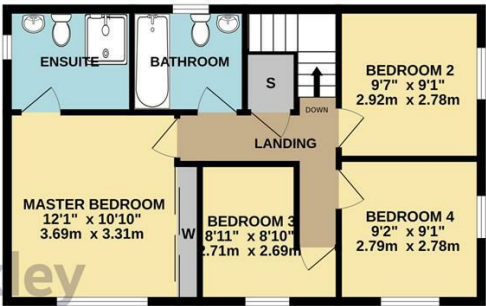
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GROUND FLOOR
1066 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1633 sq.ft. (151.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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	



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