



# CRANES

25 Rowan Way, Cranfield, MK43 0DH

£450,000









# 25 Rowan Way

Bedford, MK43 0DH

- FOUR BEDROOMS
- SEPARATE RECEPTION ROOMS
- GARAGE/STORAGE/WORKSHOP
- ENSUITE TO MASTER
- UTILITY ROOM
- INTERNAL VIEWING ADVISED

Cranes are delighted to present to the market this beautiful four-bedroom detached family home, ideally positioned within the highly desirable village of Cranfield.

The ground floor comprises a spacious and welcoming lounge ideal for relaxing or entertaining guests. There is a separate dining room with doors opening directly onto the rear garden, creating a seamless flow between indoor and outdoor living. The kitchen provides ample workspace and storage, complemented by a separate utility room for added practicality. A convenient downstairs cloakroom completes the ground floor.

In addition, part of the garage has been thoughtfully converted into a flexible multipurpose room, ideal as a home office, playroom, hobby room, or additional storage space.

Upstairs, the home continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and its own private en-suite shower room. The remaining bedrooms are all of good size and are served by a family bathroom.

Externally, the property boasts a well-maintained rear garden of generous proportions — an ideal space for families, entertaining, or simply enjoying the outdoors. To the front, a driveway provides off-road parking for multiple vehicles and access to the divided garage space which offers further storage potential.

Homes of this calibre in such a sought-after village location rarely remain on the market for long. Early viewing is highly recommended to fully appreciate all that this wonderful family home has to offer.



£450,000



|                  |                           |
|------------------|---------------------------|
| ENTRANCE HALL    |                           |
| LOUNGE           | 16'4" x 13'1" (5 x 4)     |
| DINING ROOM      | 13'5" x 10'9" (4.1 x 3.3) |
| KITCHEN          | 10'2" x 8'6" (3.1 x 2.6)  |
| UTILITY ROOM     | 6'2" x 4'11" (1.9 x 1.5)  |
| STORAGE/WORKSHOP | 8'6" x 7'10" (2.6 x 2.4)  |
| MASTER BEDROOM   | 11'5" x 10'9" (3.5 x 3.3) |
| ENSUITE          | 7'10" x 5'2" (2.4 x 1.6)  |
| BEDROOM TWO      | 10'9" x 9'2" (3.3 x 2.8)  |
| BEDROOM THREE    | 10'2" x 10'2" (3.1 x 3.1) |
| BEDROOM FOUR     | 8'10" x 7'10" (2.7 x 2.4) |
| FAMILY BATHROOM  | 7'10" x 6'2" (2.4 x 1.9)  |

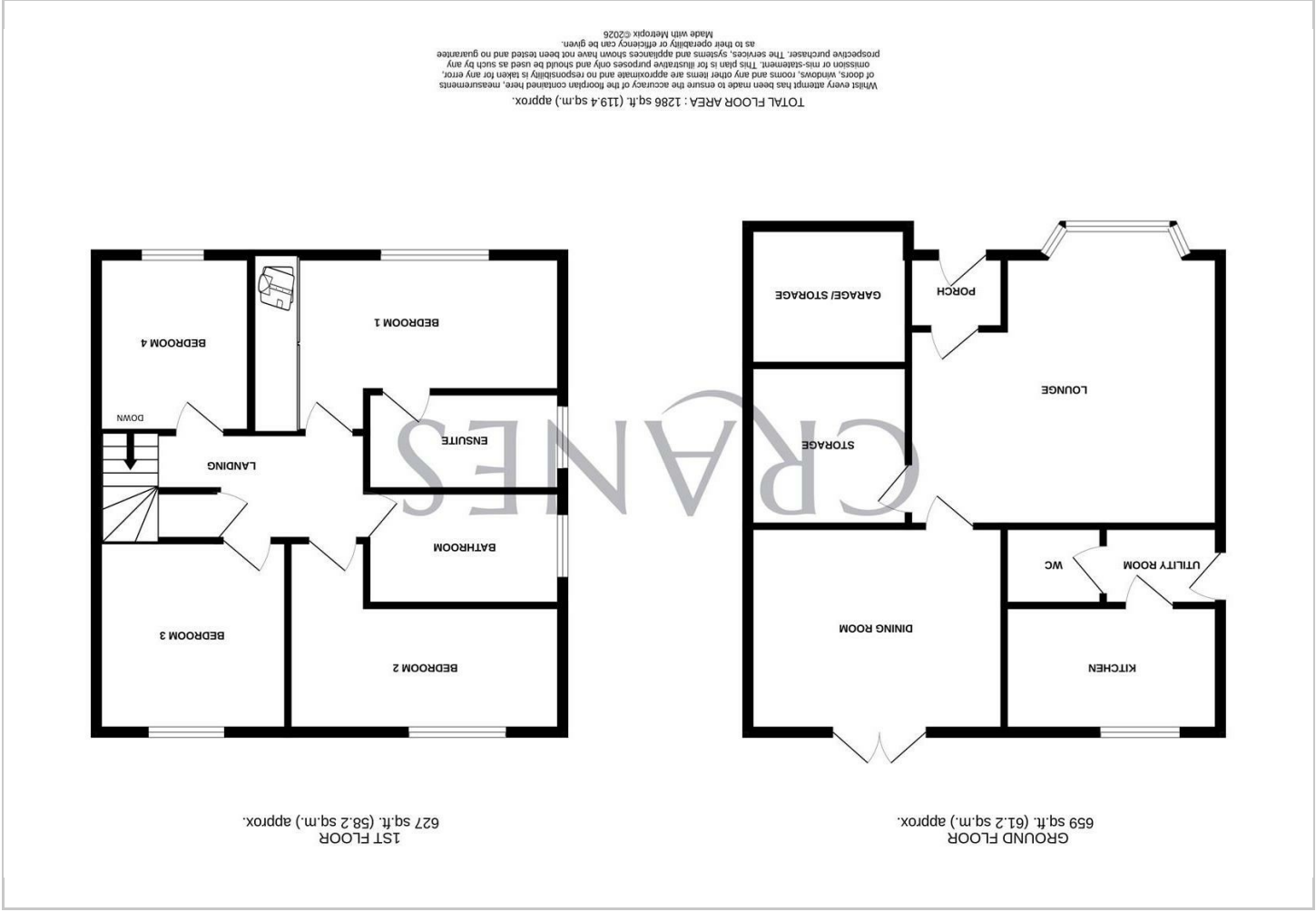








Floor Plans



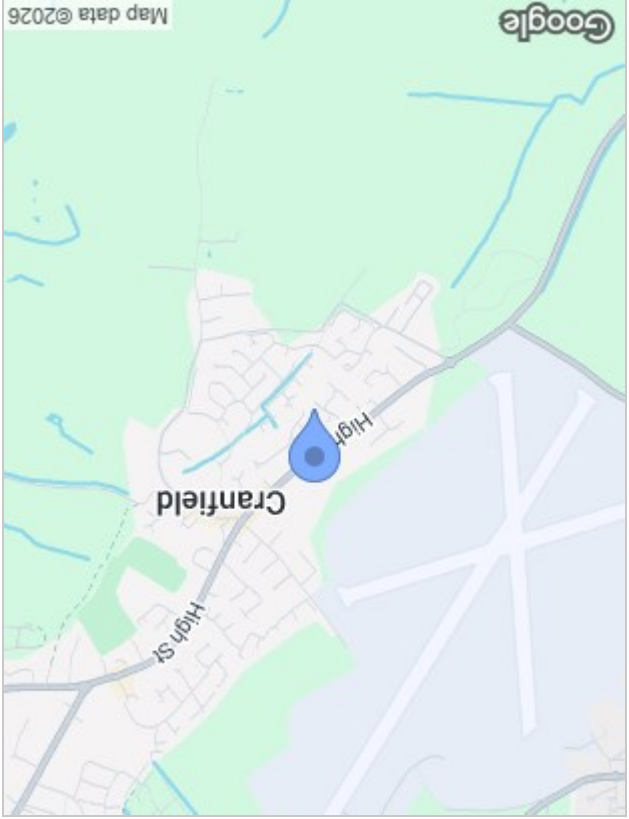
Viewing

Please contact our Cranes Estate Agents Office on 01234 750900 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
| Potential                                   | Current | EU Directive 2002/91/EC |
| England & Wales                             |         |                         |
| 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 |         |                         |
| 78                                          | 57      |                         |

Energy Performance Graph



Location Map

116b High Street, Cranfield, Bedford, MK43 0DG

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