



**Connells**

Colchester Way  
Bedford



## Property Description

Situated on Colchester Way in the popular northern part of Bedford, this well-presented four-bedroom detached family home offers spacious and versatile accommodation throughout, making it an ideal purchase for growing families.

Upon entering the property, you are welcomed by a useful entrance porch which leads through to a spacious entrance hall. To the left is a well-proportioned kitchen/breakfast room, providing ample space for everyday family living, with a practical utility room located to the rear. To the right of the entrance hall is a study, ideal for those working from home, while the generous living room & separate dining room are situated to the rear of the property. Both reception areas enjoy pleasant views over the garden, with patio doors providing direct access to the outside space.

Further enhancing the ground floor accommodation is a conservatory, offering an additional reception area and featuring doors opening onto the rear garden, creating an excellent space for relaxing or entertaining.

The first floor comprises 4 well-sized double bedrooms, including a principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a family bathroom.

Externally, the property enjoys an enclosed rear garden with a patio area, perfect for outdoor dining and entertaining. To the front, there is a garden and off-road parking.

The property is conveniently located within easy reach of a range of highly regarded schools.

**Bathroom**

**External**

**Front Garden**

**Rear Garden**

**Garage & Parking**

**Entrance Porch**

**Entrance Hall**

**Cloakroom**

**Study**

**Lounge**

**Dining Room**

**Kitchen/Breakfast Room**

**Utility Room**

**Conservatory**

**First Floor**

**Landing**

**Bedroom One**

**Ensuite**

**Bedroom Two**

**Bedroom Three**

**Bedroom Four**









**Ground Floor**



**First Floor**

Total floor area 186.0 m<sup>2</sup> (2,002 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)



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EPC Rating: Council Tax  
 Awaited Band: F

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Tenure: Freehold



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