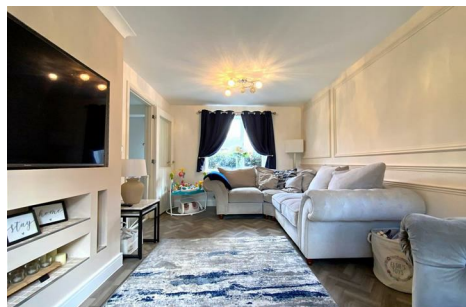




**Buckworth Drive, Wootton, Bedford, MK43 9QP**  
**Offers over £410,000 Freehold**



A well presented 3 bedroom double fronted detached family home situated in the sought after area of Wootton. The well planned and generous accommodation comprises of an entrance hall with cloakroom, a modern fitted kitchen/diner and a spacious lounge. Leading on upstairs, a master bedroom with Ensuite shower room, two further double bedrooms and a family bathroom. Outside is a well tended frontage, parking to the side for 2 vehicles, a single garage and enclosed rear garden with artificial turf. Internal viewing is highly recommended.



## Hall

## WC

6'0 x 3'6 (1.83m x 1.07m)

## Lounge

16'8 x 9'10 (5.08m x 3.00m)

## Kitchen/Diner

16'8 x 9'7 (5.08m x 2.92m)

## 1st Floor Landing

## Bedroom 1

12'5 x 10'1 (3.78m x 3.07m)

## Ensuite

## Bedroom 2

9'11 x 9'5 (3.02m x 2.87m)

## Bedroom 3

9'11 x 7'1 (3.02m x 2.16m)

## Bathroom

## Garden

## Garage & Driveway

## Wootton

Wootton village is home to a variety of amenities including a selection of pubs/restaurants, shops and a garage. This sought after village is extremely popular and has an abundance of woodland to explore, you will also find a number of period properties along with the renowned Wootton Manor.

Wootton is approximately 5 miles from Bedford Town Centre and Train Station which offers links into London St Pancras in under 40 minutes, there is also great access to the A421, A428 and the A6 roads.

## Local Area Service Charge

Approx. £170 per annum

Council Tax: Bedford Borough Council D



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A	96	A	
B	84	B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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 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 2024.



Taylor Made Residential Limited  
Taylor House, Roman Gate, Saxon Way, Great  
Denham, Bedford, MK40 4FU



01234 302043



bedford@taylormadeproperties.co.uk  
www.taylorlandandpropertygroup.co.uk

Company Registration: 10726223 VAT Number: 268 8165 58

