





# Primrose Drive Wixams Bedford MK42 6GB

for sale  
**£399,995**



## Property Description

Situated in the highly desirable location of Wixams, this well-presented three-bedroom semi-detached property offers versatile and contemporary living arranged over three floors, ideal for modern family life.

The accommodation begins with a welcoming entrance hall, leading to a convenient downstairs cloakroom. To the front of the property is a versatile room which can be used as a home office, study, or optional fourth bedroom, offering excellent flexibility to suit a variety of needs.

To the rear of the property is a superb open-plan kitchen, dining and family room, forming the heart of the home. This light-filled space is ideal for both everyday living and entertaining, with direct access to the rear garden.

The first floor comprises a spacious main bedroom complete with a private en-suite shower room, alongside a well-proportioned living room, providing a comfortable and relaxing retreat.

To the second floor are two further bedrooms, both well-sized, serviced by a modern family bathroom.

Externally, the property benefits from an enclosed rear garden, perfect for outdoor dining and family enjoyment. To the front, there is ample off-road parking for approximately two vehicles.



**Entrance Hall**

**Cloakroom**

**Study**

**Kitchen/Diner**

**First Floor**

**Lounge**

**Bedroom One**

**Ensuite**

**Second Floor**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

**External**

**Rear Garden**

**Parking**



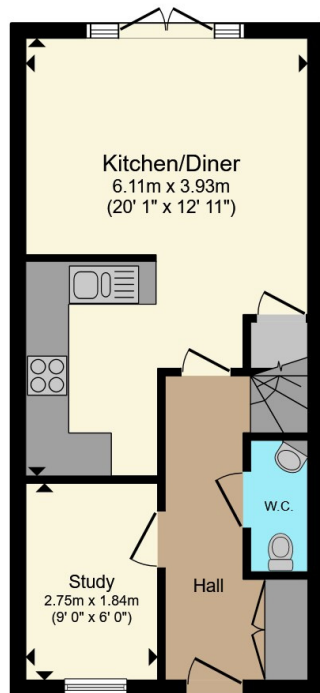




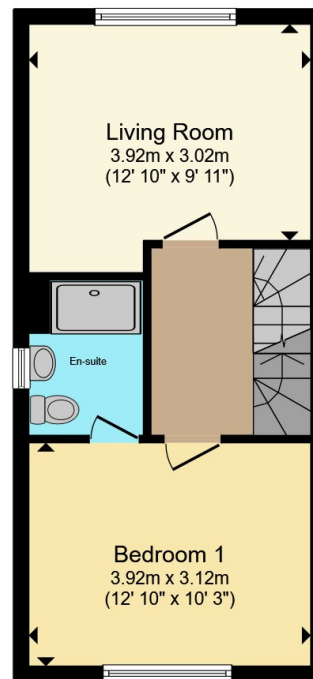




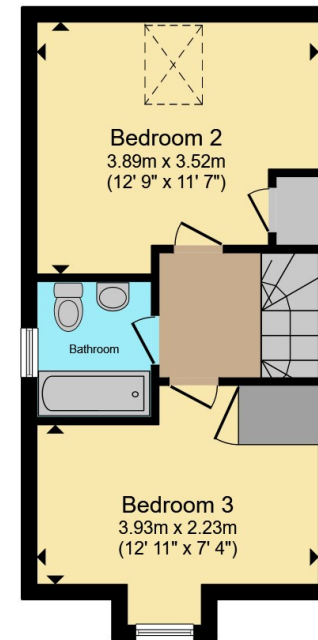




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 101.9 m<sup>2</sup> (1,097 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)

**Connells**

To view this property please contact Connells on

**T 01234 345 303**  
**E [bedford@connells.co.uk](mailto:bedford@connells.co.uk)**

42 Allhallows  
BEDFORD MK40 1LN

EPC Rating: B Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/BED312446](http://connells.co.uk/Property/BED312446)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BED312446 - 0002