



indigo
residential



Quin Drive, Haynes

Bedford

£995,500

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Haynes, Bedford

Description

This beautiful barn conversion is set in a very select development in a wonderful village location and boasts 4 Bedrooms, 3 en-suite Shower Rooms, 30 ft. Kitchen/Diner and Utility Room, a 40ft Lounge/Family Room and Study.

Quin Drive, Haynes is a very select development of "marquee homes " comprising of three large brand-new detached houses and two significant sized barn conversions.

Plot 1 is a substantial barn conversion with all the accommodation on the ground floor only and enjoying a sunny Southwest facing garden.

All of the properties on this exclusive development are sold with new home warranties and have been developed to an exceptional standard inside and out by JE Estates whom are respected local developers.

A reservation fee of £5000 is required to secure a purchase. (terms and conditions applies).

The conversion of the original barn has just been completed – April 2026.

Heating is economic and efficient via an air source heat pump, underfloor heating. Stunning German fitted kitchen with Siemens appliances and Quooker hot tap. Luxury vinyl flooring and carpets. All windows are double glazed, quality fitted wardrobes with LED lighting to the master bedroom and second bedroom. Stunning Porcelanosa tiles to all bathrooms and ensuites. External power points, water tap and turfed gardens to the front.

An annual Estate Management fee of approximately £250 p.a. is a requirement which is used to go towards the annual upkeep of common areas and lighting etc. Haynes is surrounded by open countryside and the Greensand ridge, ideal for buyers looking for tranquillity, noise avoidance and little congestion.



Lounge/Family Room

16' 3" x 39' 10" (4.95m x 12.15m)

Kitchen Area

13' 10" x 15' 0" (4.21m x 4.57m)

Dining Room

13' 0" x 15' 0" (3.95m x 4.57m)

Bathroom

6' 8" x 11' 1" (2.04m x 3.37m)

Study

9' 2" x 11' 1" (2.79m x 3.37m)

Bedroom

9' 1" x 11' 1" (2.76m x 3.37m)

Bedroom

6' 7" x 15' 0" (2.00m x 4.57m)

En-Suite

6' 3" x 8' 2" (1.90m x 2.49m)

Bedroom

12' 0" x 8' 9" (3.67m x 2.67m)

En-Suite

8' 1" x 6' 8" (2.47m x 2.04m)

Dressing Room

16' 3" x 8' 9" (4.95m x 2.66m)

Bedroom

16' 3" x 5' 7" (4.95m x 1.70m)

Store

16' 3" x 7' 3" (4.95m x 2.21m)

Car Port

18' 1" x 18' 1" (5.50m x 5.50m)



Ampthill

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GROUND FLOOR



MAIN AREA: APPROX. 240.2 SQ. METRES (2586.0 SQ. FEET)
PLUS OUTBUILDINGS: APPROX. 20.1 SQ. METRES (216.4 SQ. FEET)
PLUS CAR PORT: APPROX. 30.5 SQ. METRES (329.6 SQ. FEET)

This floorplan has been created for guidance purposes only
Plan produced using PlanUp.