2 Ellis Close

Wootton | Bedford | MK43 9BZ

Lane & HOLMES LLP Est. 1985

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Guide £400,000

A beautifully presented three-bedroom detached family home, situated within the highly regarded village of Wootton...

Key Features

Three-bedroom detached family home

Highly desirable Wootton location

Impressive 28ft open-plan kitchen/dining room

Beautifully presented throughout

Recently refitted family bathroom & en-suite

Landscaped rear garden with raised vegetable beds

Detached garage with epoxy floor & LED lighting

Generous driveway providing off-road parking

Chain-free

Freehold

- Council Tax Band: D
- Energy Efficiency Rating: C

Lane & Holmes are delighted to offer for sale this impressive three-bedroom detached home, presented in excellent order throughout and offering spacious and versatile accommodation arranged over two floors.

The welcoming entrance hall leads to a useful cloakroom/WC and the principal ground floor accommodation. The impressive 28ft open-plan kitchen/dining room provides an excellent heart to the home, with a contemporary fitted kitchen offering a good range of storage and integrated appliances. The dining area provides ample space for entertaining and benefits from French doors opening onto the rear garden.

There is also a separate reception room, featuring a striking feature wall and further French doors providing direct access to the garden.

Upstairs are three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a recently refitted en-suite shower room, whilst the second bedroom is another generous double with fitted wardrobes. Bedroom three provides useful flexibility as a bedroom, nursery or home office. A recently refitted family bathroom completes the accommodation.

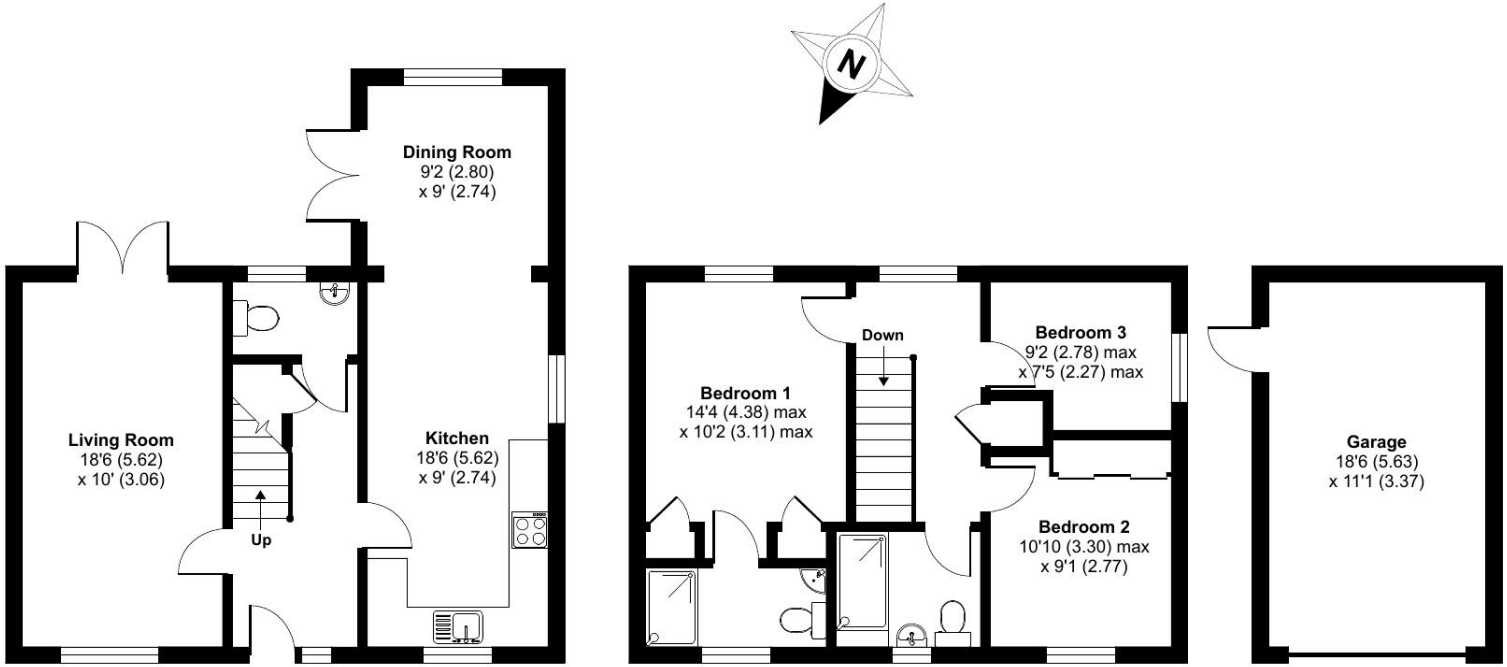
Outside, the enclosed rear garden has been thoughtfully landscaped, with a generous patio, lawn, mature planting and raised vegetable beds. To the side, a driveway provides off-road parking and leads to a detached garage. The garage has been particularly well equipped, with an epoxy-coated floor and LED strip lighting.

There is a service charge of approximately £215 per annum. These details should be verified by your legal advisor.

The property is situated in the popular village of Wootton, offering a desirable setting with good access to Bedford and the surrounding countryside. There is a wide range of amenities available, including a supermarket, public houses, a barber's, a takeaway outlet, and excellent schooling.

Ellis Close, Wootton, Bedford, MK43

Approximate Area = 1078 sq ft / 100.1 sq m
Garage = 204 sq ft / 19 sq m
Total = 1282 sq ft / 119.1 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Lane & Holmes. REF: 1515785

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