



42 Mallard Hill, Bedford, MK41 7QR



42 Mallard Hill  
Bedford  
MK41 7QR

Price £530,000

A well presented and  
extended detached home...

Large detached home

Cloakroom

Three/four bedrooms

Family bathroom and two en suites

Large living/dining room

Kitchen/breakfast room

Office

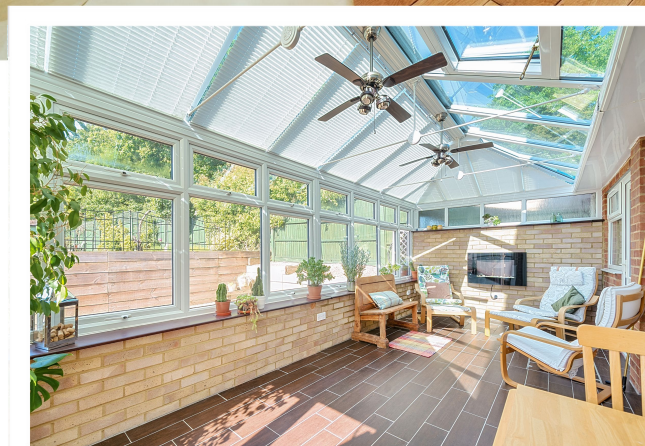
Annexe

Gas central heating

Garage

Large landscaped plot

Freehold



- Council Tax Band E
- Energy Efficiency Rating C

## Featuring an annexe and large garden...



Lane & Holmes are delighted to offer for sale this very well presented three/four bedroom detached family home on Mallard Hill in Brickhill which benefits from a double storey extension to the rear, and also has the further benefit of a small annexe.

The ground floor includes an entrance hall and a modern cloakroom, and there is a large dual aspect kitchen which includes a range of integrated appliances. There is a sizeable lounge/diner with wooden flooring, and there has been the addition of a conservatory to the rear. Further accommodation includes an office/study whilst the annexe includes a kitchen area, an independent shower room and a bedroom/living space.

Moving to the first floor the property offers three generous bedrooms, with the master

bedroom having the added benefit of an en suite shower room and dressing area. Bedroom two is much larger than average, and currently used as a hobbies room.

Outside the property is no less impressive. There is ample parking at the front leading to a single garage. Being situated on an elevated plot, there is a high degree of privacy, and the property has open space to the side and rear. The south facing back garden has been redesigned by the current owners to include a large paved patio, raised planters and there is a long area of lawn which leads to a summer house and shed, both with power and light.

Further benefits include double glazing, gas fired heating and there are solar panels fitted to take advantage of the south facing garden.

The house is set in a very convenient location just moments from Bedford Park. Local shops, schools and amenities are close by with Bedford's town centre facilities which include the mainline railway being a short trip away.



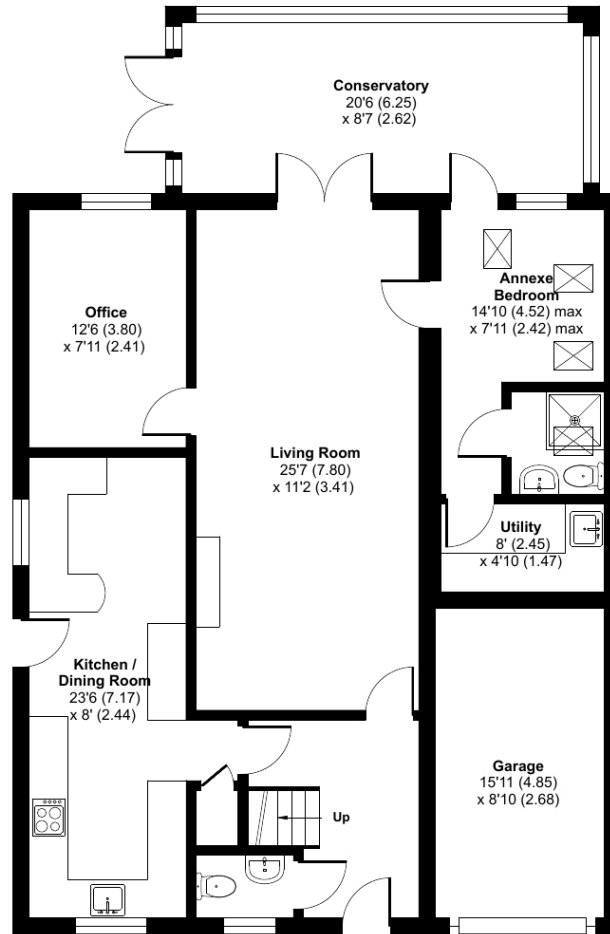
# Mallard Hill, Bedford, MK41

Approximate Area = 1742 sq ft / 161.8 sq m (excludes garage)

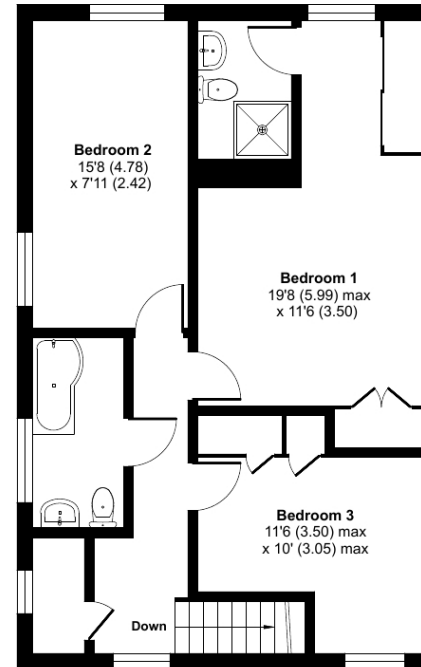
Outbuildings = 208 sq ft / 19.3 sq m

Total = 1950 sq ft / 181.1 sq m

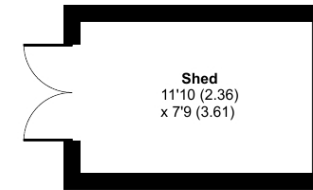
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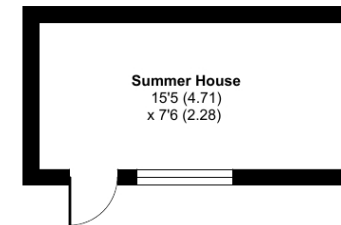
GROUND FLOOR



FIRST FLOOR



OUTBUILDING 2



OUTBUILDING 1

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Lane & Holmes. REF: 1293411

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Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.