



**Connells**

Ingram Close  
Marston Moretaine Bedford



### Property Description

Well-Presented & Extended Four-Bedroom End-Terrace Home | Garage & Off-Road Parking | Enclosed Rear Garden

This well-presented four-bedroom end-terrace property has been extended and offers spacious, versatile accommodation ideal for modern family living.

The ground floor comprises a welcoming entrance porch leading into a lovely, open and spacious lounge, which flows seamlessly into a generous kitchen diner positioned at the rear of the property. From the kitchen diner, patio doors open into a bright and inviting sunroom, creating an excellent additional living space with views over the garden.

To the first floor, the property offers four well-proportioned bedrooms, including a master bedroom benefitting from a private en-suite bathroom. A modern family bathroom serves the remaining bedrooms.

Externally, the property boasts a garage and ample off-road parking to the front. To the rear is a well-presented, enclosed garden, ideal for families, entertaining, or relaxing outdoors.

This fantastic home is well maintained throughout and must be viewed to be fully appreciated.

Viewing is highly advised!!

Entrance Porch

Cloakroom

Lounge

Kitchen/Diner

Sun Room

First Floor

Landing

Bedroom One

Ensuite

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

External

Rear Garden

Garage & Off Road Parking









Total floor area 135.7 m<sup>2</sup> (1,460 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**

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EPC Rating: C    Council Tax  
 Band: C

Tenure: Freehold

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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.

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