



Connells

Eagle Gardens
Bedford



Property Description

Situated in the highly desirable Eagle Gardens development, this well-presented four-bedroom detached home offers generous living space throughout and is perfectly suited for modern family life. Available on an onward chain, the property combines comfort, practicality, and plenty of room for growing families.

Upon entering you are welcomed by a bright entrance porch leading into a spacious hallway. The large living room provides an ideal space for relaxing together as a family, while to the rear, a second reception room opens out through sliding doors to the garden, making it a wonderful spot for children to play or for hosting family gatherings. The kitchen-diner serves as the heart of the home, with plenty of space for cooking and enjoying meals together. From here, there is access to a useful utility room, as well as a downstairs cloakroom, completing the convenience of the ground floor.

Upstairs, the home continues to offer excellent family accommodation. The master bedroom comes complete with its own ensuite, while a second bedroom also benefits from an ensuite, perfect for teenagers or visiting relatives. Two further well-sized bedrooms provide flexibility for younger children, guests, or even a home office if needed, all served by a family bathroom.

The private rear garden that provides plenty of room for children to play safely or for the whole family to enjoy summer barbecues. To the front of the property, a driveway & garage offer ample parking and storage.

Entrance Porch

Entrance Hall

Cloakroom

Study

8' 5" x 7' 6" (2.57m x 2.29m)

Lounge

19' 6" into bay x 12' 8" (5.94m into bay x 3.86m)

Dining Room

12' 9" x 12' 3" (3.89m x 3.73m)

Kitchen/Diner

18' x 11' 2" (5.49m x 3.40m)

Utility Area

9' 3" x 4' 11" (2.82m x 1.50m)

First Floor

Landing

Bedroom One

15' 7" x 13' 1" Max (4.75m x 3.99m Max)

Ensuite

Bedroom Two

12' 3" plus wardrobe x 9' 11" (3.73m plus wardrobe x 3.02m)

Bedroom Three

13' x 8' 7" (3.96m x 2.62m)

Bedroom Four

11' Max x 7' 4" (3.35m Max x 2.24m)

Bathroom

External

Front Garden

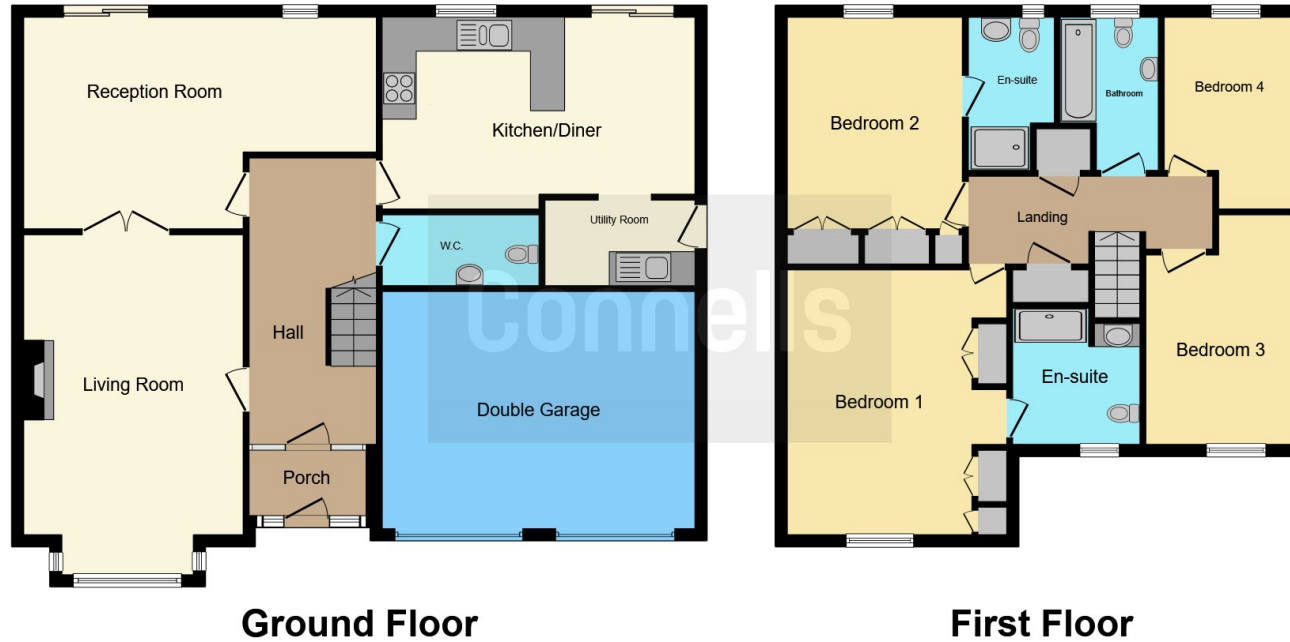
Rear Garden

Double Garage









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.focalagent.com

To view this property please contact Connells on

T 01234 345 303
E bedford@connells.co.uk

42 Allhallows
 BEDFORD MK40 1LN

EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/BED312362



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BED312362 - 0004