



41 Appledine Way, Bedford, MK41 0FP



41 Appledine Way  
Bedford  
MK41 0FP

Guide £390,000

Spacious three-bedroom  
home, with an open outlook...

- Cloakroom
- Living room
- Kitchen/dining room
- Utility room
- En suite to master bedroom
- Bathroom
- Garage
- Walled rear garden
- Freehold



- Council Tax Band E
- Energy Efficiency Rating B

## Located in a popular development on the eastern edge of Bedford...



This well-located, modern detached home is situated on a popular development just off Norse Road, on the eastern edge of Bedford. Originally constructed by Orbit Homes as a four-bedroom property, it has since been thoughtfully adapted by the current owners to create a spacious three-bedroom layout.

On the ground floor, the double-fronted accommodation includes a generous kitchen/dining room with a good range of fitted units and ample space for dining. The living room, like the kitchen/diner, runs from the front to the rear of the property and benefits from a front-facing window and doors leading to the garden.

Upstairs, the first floor offers a particularly large master bedroom with an en suite shower room.

There are two further well-proportioned bedrooms and a family bathroom.

Additional features include full double glazing, gas-fired central heating, a cloakroom, and a utility room.

Outside, the enclosed walled garden features a decked area, paving, and a lawn. The property also benefits from off-road parking and a single garage.

Located on the edge of the development, the house is not overlooked from the front and enjoys open views towards Renhold.

A range of local amenities can be found nearby along Goldington Road, including supermarkets and fast-food outlets. The property offers convenient access to Bedford's southern bypass, connecting the M1 and A1. Renhold Primary School is within walking distance, as is the Polhill Arms public house.

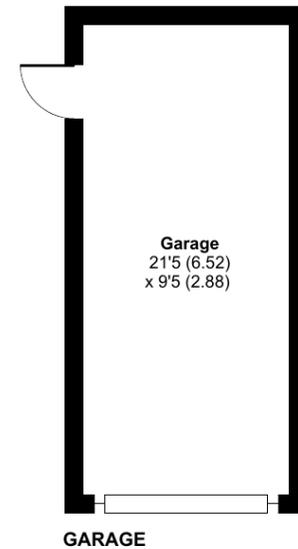
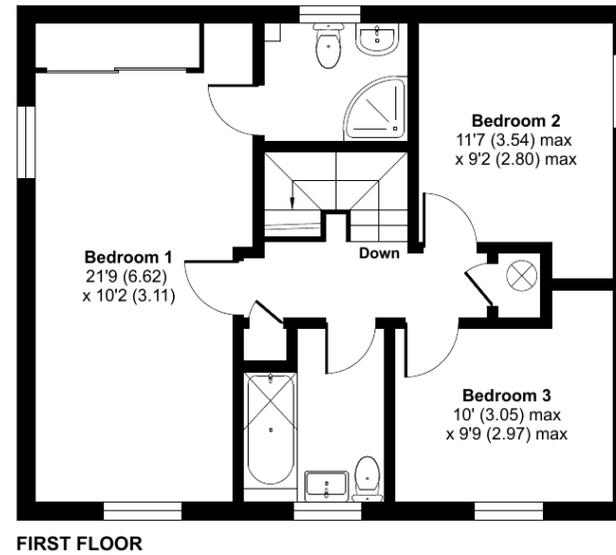
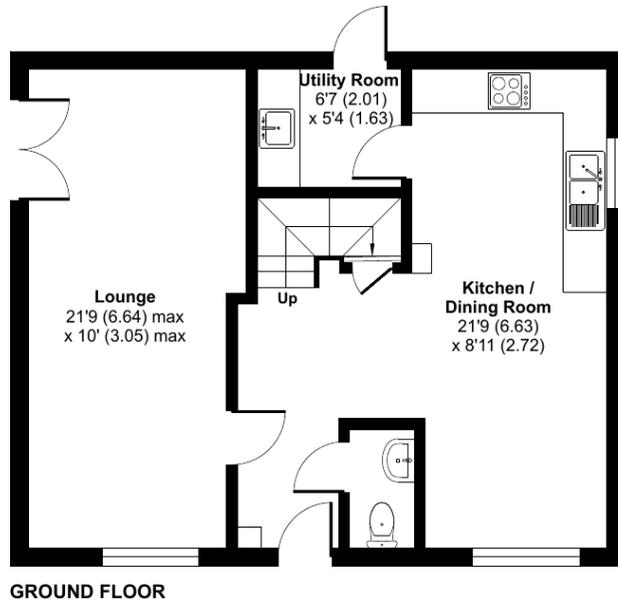
There is a development service charge, currently in the region of £240 per year. Prospective purchasers should verify these details via their solicitor.



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Approximate Area = 1154 sq ft / 107.2 sq m (excludes garage)

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Lane & Holmes. REF: 1363587

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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.