



**Kings Grove, Cranfield Bedford, MK43 1AJ**

**welcome to**

## **Kings Grove, Cranfield Bedford**

Situated in the highly sought-after area of CRANFIELD, this beautifully presented FOUR-bedroom DETACHED home on Kings Grove offers spacious and versatile accommodation, ideal for modern family living.

### **Entrance Hall**

Double-glazed door to the front, under stairs storage cupboard and stairs to the first floor. Doors to the lounge, kitchen and cloakroom.

### **Cloakroom**

Wall mounted wash hand basin with mixer tap and low-level WC. Radiator.

### **Lounge**

TV point, one radiator, double-glazed window to the front and double-glazed box bay window to the side.

### **Kitchen/Diner**

Fitted with a mix of wall and base units with work surface over, stainless steel inset sink with mixer tap, integrated eye-level electric double oven and a gas hob with extractor fan over. Integrated dishwasher and fridge/freezer. Laminate flooring and double-glazed windows to the front and side. Double-glazed Patio doors leading out to the garden.

### **Utility Room**

Fitted with base units with work surface over, space for a washing machine and a radiator.

### **First Floor Landing**

Stairs from the ground floor, airing cupboard. Doors to all bedrooms and the family bathroom.

### **Bedroom One**

Built-in wardrobes with hanging space and storage, carpet, radiator and double-glazed window to the side. Door to the en-suite.

### **En-Suite**

Partially tiled with a wall mounted wash hand basin, low-level WC and a shower cubicle. Double-glazed obscured window to the side.

### **Bedroom Two**

Carpet, radiator and double-glazed window to the rear.

### **Bedroom Three**

Carpet, radiator and double-glazed windows to the front and side.

### **Bedroom Four**

Carpet, radiator and double-glazed window to the front.

### **Bathroom**

Partially tiled with a wall mounted sink with mixer tap, low-level WC, bath with shower head over and a separate walk-in shower cubicle. Shaver point and double-glazed obscured window to the front.

### **Outside**

#### **Front/ Side Garden**

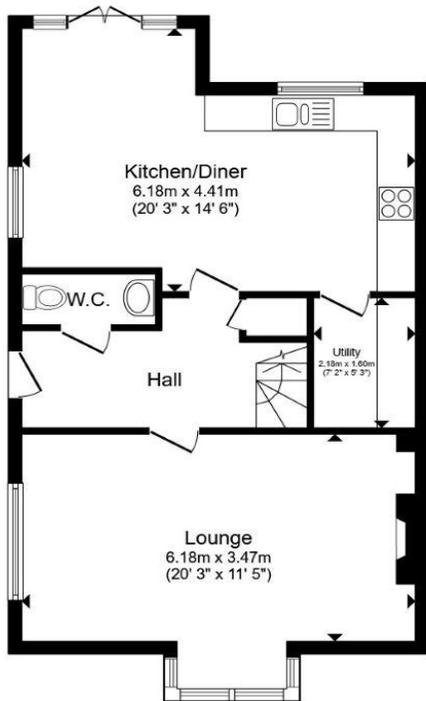
Small hedging with pebbles and a path leading to the front door.

#### **Rear Garden**

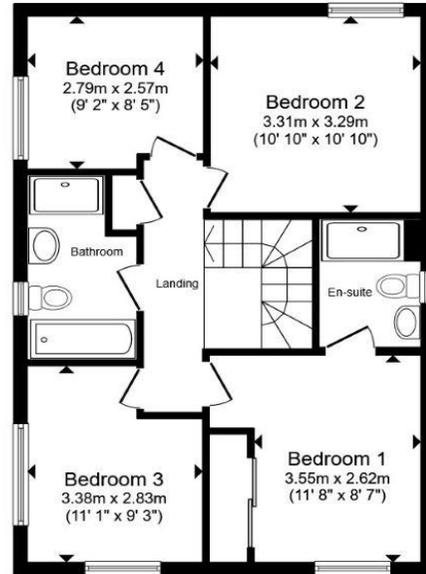
Enclosed by fencing and brick wall the garden is mainly laid with pebbles and 2 patio areas. Outside tap plus flower and shrub borders.

#### **Garage & Parking**

Garage with electric door and power. Off-road parking in front of the garage.



**Ground Floor**



**First Floor**

Total floor area 117.4 m<sup>2</sup> (1,263 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)



**welcome to**  
**Kings Grove,**  
**Cranfield Bedford**

- FOUR-BEDROOM DETACHED
- SPACIOUS LOUNGE
- OPEN PLAN KITCHEN/DINING ROOM
- MASTER BEDROOM WITH EN-SUITE
- MODERN FAMILY BATHROOM

Tenure: Freehold EPC Rating: B  
Council Tax Band: E

**£525,000**



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