



20 Butland Way

Wootton | Bedford | MK43 9QU



20 Butland Way

Wootton | Bedford | MK43 9QU

Price £425,000

Very well presented and maintained detached family home...

Key Features

Detached family home
Cloakroom
Kitchen/dining room
Three bedrooms
Two bath/shower rooms
Gas central heating
Garage
Landscaped rear garden
Stunning condition throughout
Freehold

- Council Tax Band: D
- Energy Efficiency Rating: B





This stunning detached family home is set within a popular development, in the sought after village of Wootton. The village amenities and open countryside are within easy reach.

The property was constructed in 2021 and is presented in superb order, with many appealing features.

On the ground floor, the double fronted accommodation includes an entrance hall with herringbone style flooring, which also continues to the kitchen/diner. The kitchen features a range of cream fronted modern units, with integrated appliances and wood effect work tops. The dining area has doors opening out to the garden.

The separate living room has a feature wall mounted fire and is dual aspect.

On the first floor there are three bedrooms, with the master having an ensuite and there is a family bathroom.

Added benefits include gas central heating, double glazing and a ground floor cloakroom.

To the exterior there is a driveway which leads to a single garage. The sellers have landscaped the rear garden which now offers a low maintenance space including a patio, an area of decking, some raised shrub borders and an area of artificial lawn.

We understand the service charge for the current year was £236, but these details should be verified by your legal advisor.

Wootton is a popular village to the south west of Bedford offering a wide range of amenities including a supermarket, Public Houses, a barber's and a takeaway outlet, as well as excellent schooling. Wootton also provides excellent access to the southern bypass linking the A1 and M1. Bedford's mainline station offers fast and frequent services to London and beyond. Milton Keynes is within easy reach.



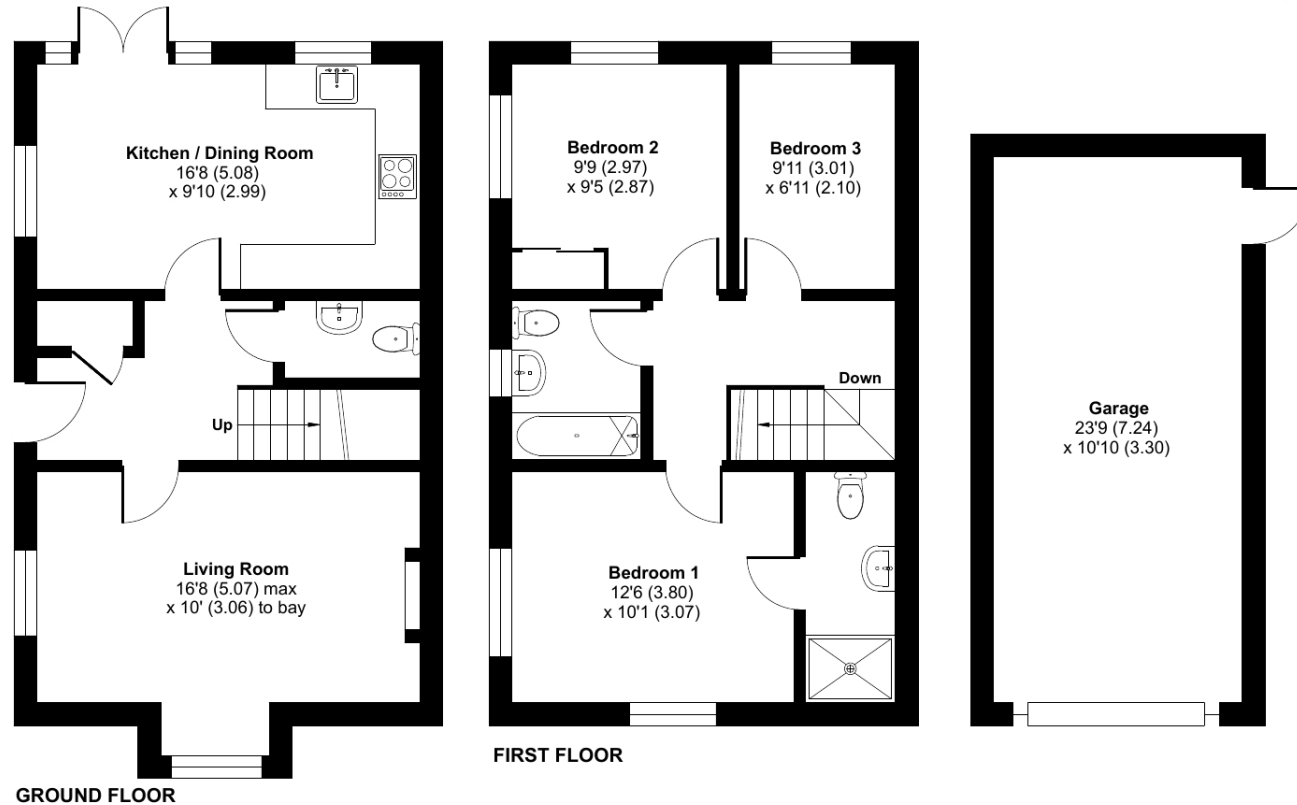
Butland Way, Wootton, Bedford, MK43

Approximate Area = 937 sq ft / 87 sq m

Garage = 257 sq ft / 23.8 sq m

Total = 1194 sq ft / 110.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lane & Holmes. REF: 1487090

01234 327744 | sales@laneandholmes.co.uk | www.laneandholmes.co.uk | 66-68 St Loyes Street, Bedford, Bedfordshire, MK40 1EZ

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.

 COUNTRYLIFE.CO.UK

 MAYFAIR
OFFICE GROUP

 NAEA

 OFT

 rightmove.co.uk

 Zoopla.co.uk

Lane & HOLMES
LLP Est. 1985