



**Connells**

Allen Court Bedford Road  
Marston Moretaine Bedford



## Property Description

Connells are delighted to bring to market this well presented three bedroom detached home, ideally located within the highly sought after village of Marston Moretaine.

Offering spacious and versatile accommodation, the property is perfectly suited to families, professionals, and those seeking village living with excellent commuter connections.

The home benefits from allocated off road parking and a garage, providing convenient parking options. To the rear is an enclosed garden, offering a private and secure outdoor space ideal for entertaining, relaxing, or family use.

The ground floor accommodation comprises a welcoming lounge, an open plan kitchen and dining area which forms the heart of the home, a bright conservatory overlooking the rear garden, and the added convenience of a downstairs cloakroom/WC.

To the first floor are three well proportioned bedrooms, all served by a family bathroom fitted with a contemporary suite.

Marston Moretaine is a popular Bedfordshire village known for its strong community atmosphere and excellent local amenities. The village offers local shops, public houses, schooling, and leisure facilities, alongside countryside walks and green open spaces.

The location is particularly attractive for commuters, with convenient access to the A421, linking Bedford, Milton Keynes, and the M1. Millbrook and Bedford railway stations are within easy reach, providing direct services into London.

## Entrance/Hallway

Access to cloak room, lounge, and kitchen. Under stair storage. Double glazed window to side. Double glazed Door (frosted) to front aspect. Radiator.

## Cloak Room

Low level wc, hand wash basin, frosted double glazed window to side aspect, heated towel radiator.

## Kitchen

11' 7" Max x 9' 2" ( 3.53m Max x 2.79m )  
Wall to base fitted units, easy clean work surfaces, one and a half bowl sink with drainer, Space for white goods. Integrated oven, microwave and dishwasher. Induction hob. Double glazed window to rear aspect.

## Living Room

10' 4" x 16' 9" ( 3.15m x 5.11m )  
Double glazed window to front aspect. Two radiators.

## Dining Room

11' 8" x 7' 9" ( 3.56m x 2.36m )  
Single glazed doors to lounge access. Double glazed door to rear aspect and access to rear garden. Radiator.

## Conservatory

9' 5" x 9' 3" ( 2.87m x 2.82m )

Radiator. Access to kitchen via double glazed door and access to rear garden, panoramic views of garden.

## First Floor

### Landing

Access to bedrooms and bathroom. Access to large loft space.

### Bedroom 1

14' 3" x 9' 7" ( 4.34m x 2.92m )

Double glazed window to front aspect. Radiator. Built in storage.

### En Suite

Heated towel radiator. Double glazed window (frosted) to side aspect. Extractor fan, hand wash basin, low level wc, Shower cubicle.

### Bedroom 2

9' 8" x 9' 8" ( 2.95m x 2.95m )

Radiator. Double glazed window to rear aspect.

### Bedroom 3

8' 4" x 6' 11" ( 2.54m x 2.11m )

Double glazed window to front aspect. Radiator.

### Bathroom

Opaque glazed window to rear aspect, panelled bath with shower over, low level wc, hand wash basin. Heated towel radiator.

### Outside

### Garage

Single garage with up and over door, electricity and private door to garden.

### Front Garden

Driveway for off road parking, wrap around garden to side aspect. Part patio. part gravel. Part paved driveway access to garage.

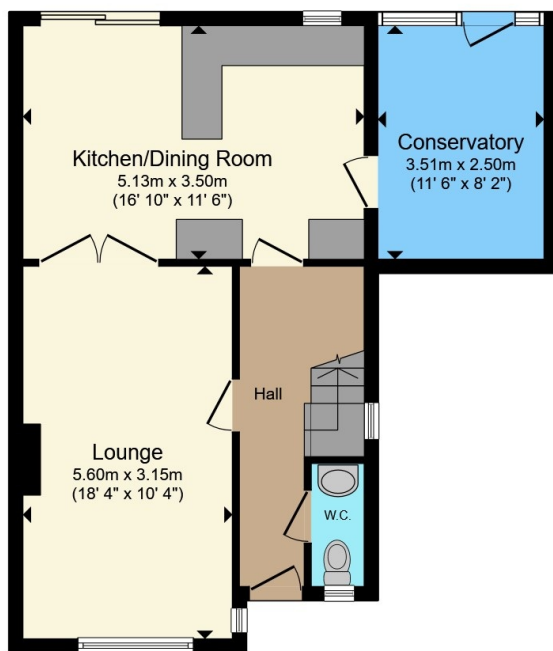
### Rear Garden

Access via side gate, via conservatory and via dining room. Part patio. Part laid to lawn. Side access to garage. Electric socket. Water tap. Mature trees and shrubs. Wooden storage shed.

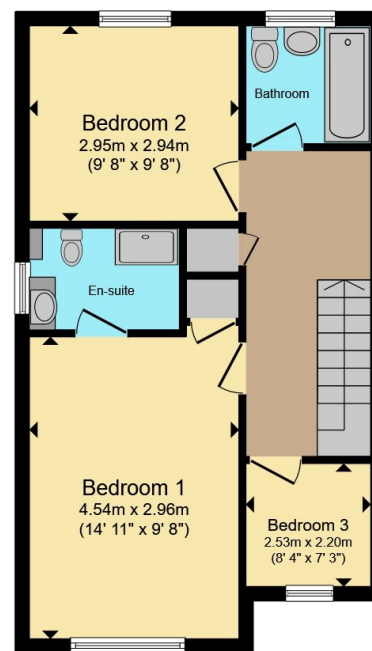




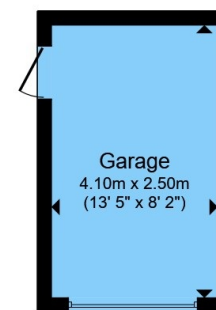




**Ground Floor**



**First Floor**



**Garage**

Total floor area 111.1 m<sup>2</sup> (1,196 sq.ft.) approx

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EPC Rating: C Council Tax  
Band: E

Tenure: Freehold

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