



26 Icel Way

Great Denham | Bedford | MK40 4YA



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Price £445,000

Impressive modern three-bedroom detached home in a desirable cul-de-sac location...

Key Features

- Modern home in cul-de-sac location
- Bright living room
- Spacious kitchen/dining room
- Master bedroom with en suite shower room
- Two additional well-proportioned bedrooms
- Contemporary family bathroom
- Convenient utility room and downstairs WC
- Garage and driveway parking
- Angled wrap-around garden
- Freehold

- Council Tax Band: E
- Energy Efficiency Rating: A





This is an exceptional opportunity to acquire a modern three-bedroom detached home. Built in 2025, this impressive double-fronted property offers excellent kerb appeal, while internally providing well-appointed and beautifully presented accommodation arranged over two floors.

The property opens into a spacious central entrance hall. To the left is a contemporary kitchen/dining room, fitted with sleek integrated appliances including a fridge/freezer, oven and hob, and a dishwasher. There is also direct access from the kitchen into the useful utility room. To the opposite side of the hallway is a bright and well-proportioned living room, with French doors providing an abundance of natural light and access to the garden. A convenient downstairs WC completes the ground floor.

Upstairs, the property offers three well-proportioned bedrooms. The generous master bedroom is complemented by its own stylish en suite shower room. The second bedroom is a spacious double, while the third is a single bedroom, currently arranged as a practical home office. The family bathroom is bright and contemporary, featuring a full-size bath with overhead shower and stylish floor-to-ceiling tiling.

Outside, the property enjoys an angled wrap-around garden extending to the rear and sides, which is predominantly laid to lawn. There is also a detached garage, driveway parking for at least two vehicles, and an EV charging point.



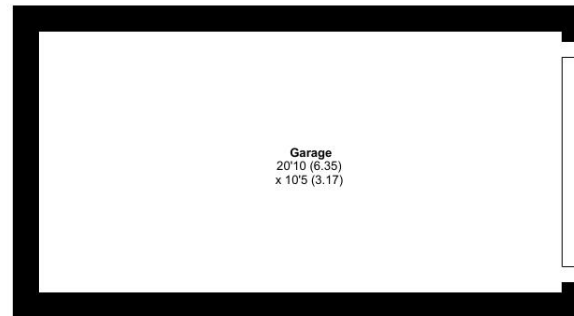
Further benefits include solar panels, gas central heating and double glazing throughout. The property also remains covered by both the original developer warranty and an NHBC warranty, providing additional peace of mind for the new owner.

We understand that there may be an annual charge of £97.58 for maintenance of the open spaces on the development. This will need to be verified by your solicitor.

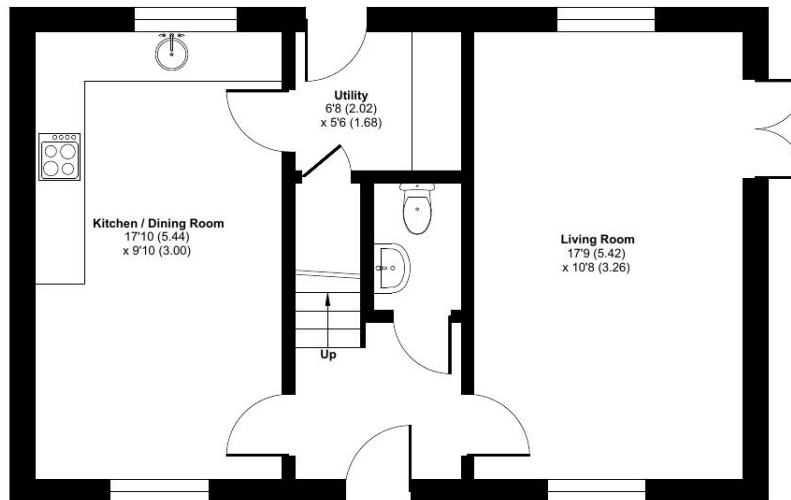
Icel Way, Great Denham, Bedford, MK40

Approximate Area = 1002 sq ft / 93 sq m (excludes garage)

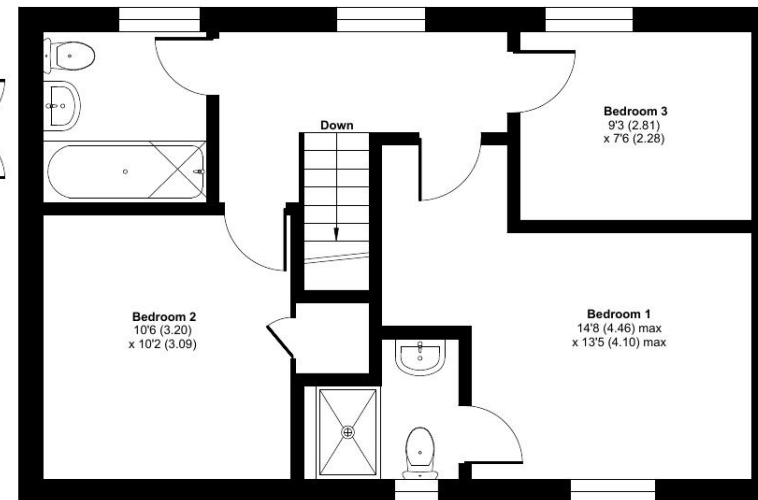
For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Lane & Holmes. REF: 1504069

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