



indigo
residential

23 Homestead Way, Houghton Conquest

Bedford

£365,000

23 Homestead Way

Houghton Conquest, Bedford

A HOME THAT OFFERS MORE With its generous plot, attractive presentation, practical family layout and peaceful setting close to countryside walks, this delightful home offers an appealing balance of modern convenience and outdoor living.

Whether you are taking your first step onto the property ladder, looking for a home to accommodate a growing family or seeking a well-connected location with green space close at hand, Homestead Way deserves your attention.

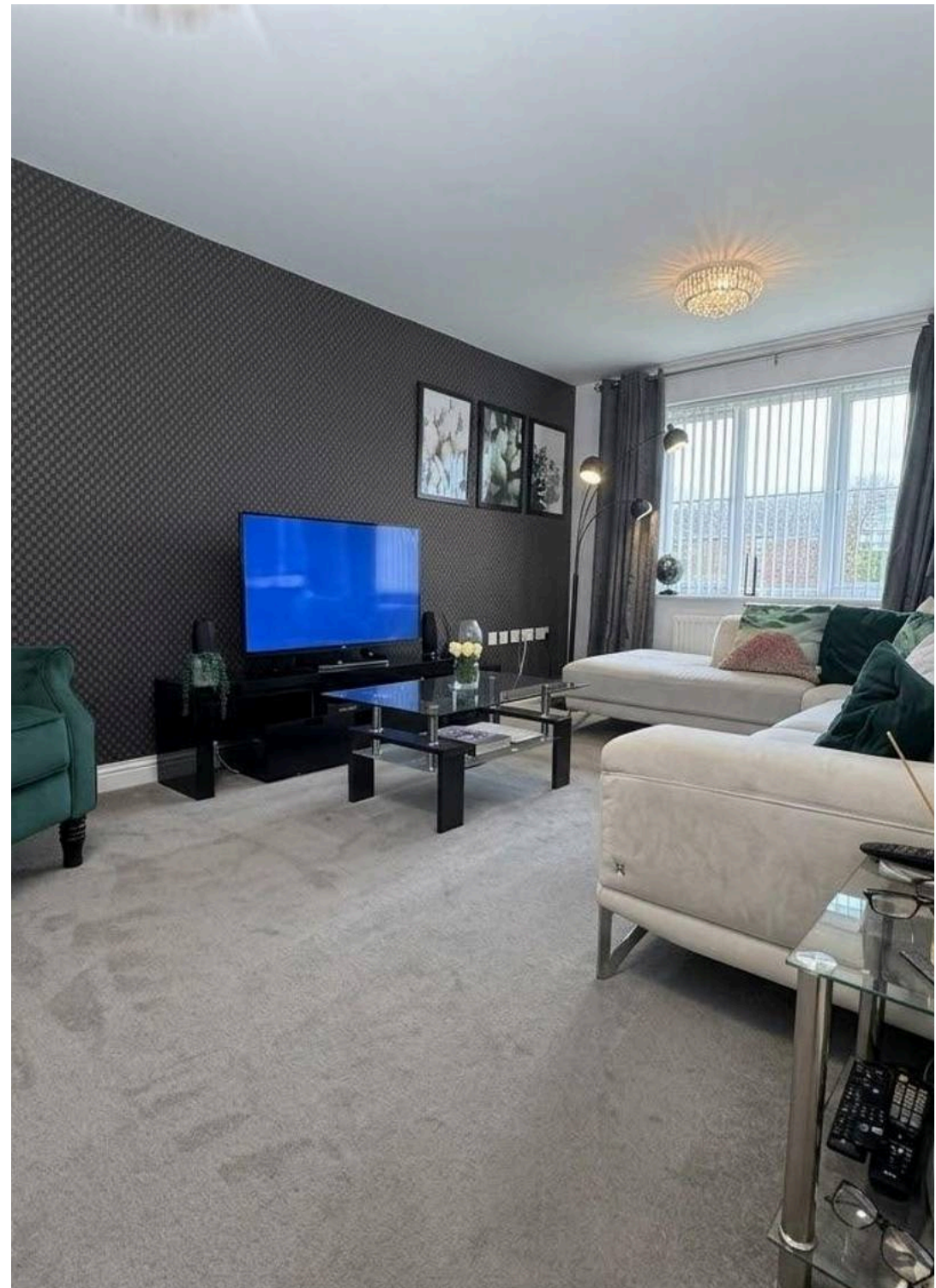
Occupying a desirable position at the foot of a peaceful cul-de-sac in the highly regarded Village 4 area of Wixams, this beautifully presented three-bedroom end-of-terrace home offers well-balanced family accommodation, generous outside space and a superb setting close to open countryside.

One of the property's most appealing features is its larger-than-average plot, with additional garden space to the front creating a wonderful sense of openness and separation from neighbouring homes. With a picturesque bridle path at the end of the road, providing access to delightful countryside walks, the property is ideally suited to families, dog owners and those seeking a more outdoor-focused lifestyle.

Inside, the accommodation has been thoughtfully arranged to suit modern living, with a welcoming entrance hall, a comfortable front-facing lounge and an impressive full-width kitchen/dining room overlooking the rear garden. Upstairs, three well-proportioned bedrooms include a principal bedroom with en-suite facilities, complemented by a contemporary family bathroom.

Outside, the attractive rear garden provides a lovely space for relaxing and entertaining, while a single garage, driveway parking and additional visitor parking offer everyday practicality.

Combining a peaceful position, generous grounds and excellent connectivity, this is a superb opportunity to acquire a well-appointed home in one of Wixams' popular residential areas.



THE LOCATION Homestead Way enjoys a particularly appealing position within the popular Wixams development, conveniently located between the historic market towns of Bedford and Ampthill. The surrounding area offers a welcoming community atmosphere, with pedestrian-friendly streets, green spaces and thoughtfully planned surroundings. Inspired by Garden City principles, Wixams combines modern residential living with an emphasis on accessible outdoor spaces and community.

For those who enjoy the outdoors, the nearby bridle path provides an excellent starting point for countryside walks, making it easy to enjoy the surrounding landscape without travelling far from home.

Schools & Everyday Amenities

Families are well catered for, with a selection of primary and secondary educational facilities and sixth-form provision within the surrounding area. Local amenities and convenient transport connections further enhance the appeal of this established residential community.

The historic market town of Ampthill is just a few miles south, offering a charming town centre, independent shops, cafés and traditional pubs. Its historic Thursday market, established under a charter granted in 1219, adds to the town's distinctive character and community spirit.

Excellent Transport Connections

The property is well placed for commuters and those travelling further afield.

- **Road links:** Convenient access to the M1 and A1 provides connections across the region and beyond.
- **Rail services:** Bedford railway station offers direct services to London St Pancras International, with journey times of approximately 49 minutes on relevant services.
- **Local buses:** Services connect Wixams with Bedford railway station and surrounding destinations, while the 2W route serves locations within Wixams and links towards the Interchange retail park.
- **Further rail connections:** Nearby Millbrook station provides services towards Bletchley and connections along the wider rail network.
- **Air travel:** London Luton Airport is approximately 35



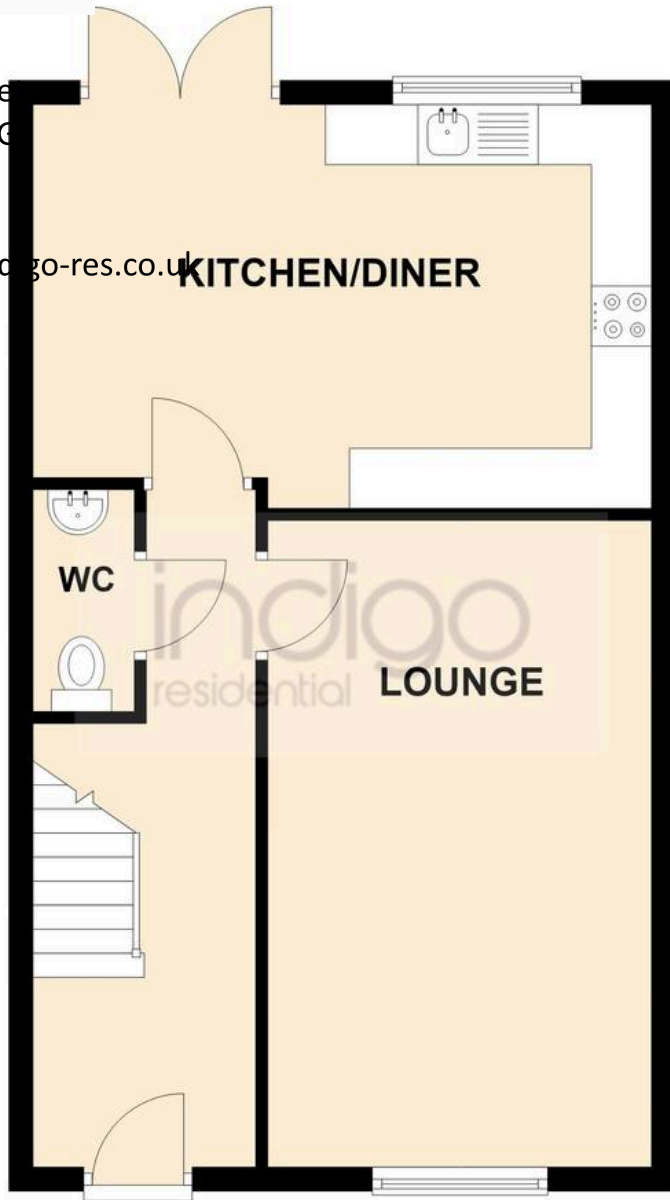
GROUND FLOOR

Ampthill

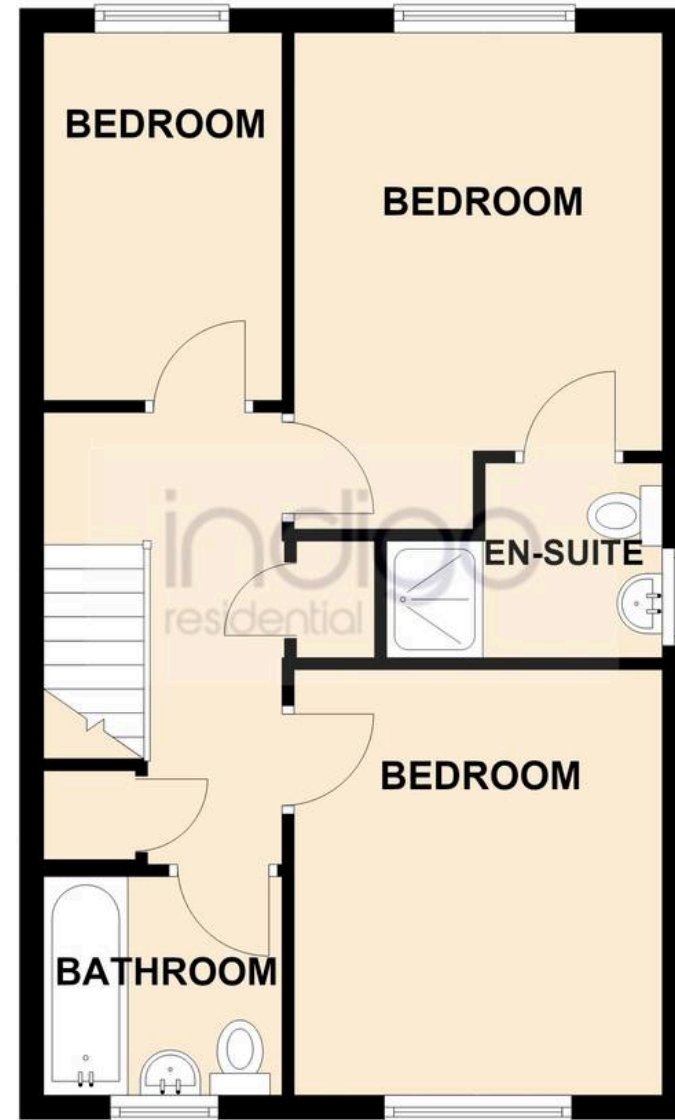
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FIRST FLOOR



TOTAL AREA: APPROX. 91.0 SQ. METRES (979.7 SQ. FEET)

This floorplan has been created for guidance purposes only
Plan produced using PlanUp.