

## Bedford Road, Houghton Conquest, Bedford, MK45

£565,000

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Urban Luxe Property proudly presents this immaculate, lovingly renovated four bedroom semi-detached family home, nestled in the heart of Houghton Conquest, Bedford.

Upon entering, you are welcomed into a bright and inviting entrance hall that sets the tone for the quality of finish throughout. This leads seamlessly into a versatile reception room currently used as a playroom. The thoughtful renovation and configuration also offers a stylish cloakroom off of the entrance hall, with motion-activated lighting. The flooring throughout the ground floor is a wonderful and carefully executed engineered oak and benefits from underfloor heating.

The heart of this home undoubtedly lies in its beautifully modernised integrated kitchen/family room. Designed for both functionality and style, it boasts excellent storage and preparation space in the form of quality quartz worktops, making it a joy for everyday living and hosting. A stunning island takes centre stage and you are spoilt with high-tech appliances, including two eye-level Zanussi fan ovens and Bosch five-ring induction hob. There is also a gorgeous butler sink. Adjacent to this, there is a convenient and well-appointed utility room.

Ascending to the first floor, you will find four generously proportioned bedrooms, each offering a peaceful retreat. The master bedroom benefits from a beautiful en-suite bathroom and vaulted ceiling complete with not one, but two Velux windows penetrating lots of natural light. A wall of bespoke fitted wardrobes also awaits you. A further well-appointed family bathroom serves the remaining bedrooms, ensuring comfort and convenience for all. Again with motion-activated lighting.

Outside through the five door bi-folds spanning the back of the kitchen, the property continues to impress with a private garden complete with artificial grass and a purpose-built decked patio and seating area, perfect for outdoor enjoyment and low-maintenance living. A driveway provides valuable off-street parking for approximately five cars and there is also a garage which can be accessed internally and externally.

The property benefits from an economical air source heat pump system, which is different to the usual oil the village offers.

Houghton Conquest is a charming and sought-after village location, offering a wonderful balance of rural tranquillity and excellent connectivity. Residents benefit from local amenities, including shops, pubs, and community facilities. The village is well-positioned for easy access to Bedford town centre and its wider array of shops, restaurants, and leisure options. Commuters will appreciate the convenient road links to major routes, including the A421 and M1, making travel to surrounding towns and cities straightforward.

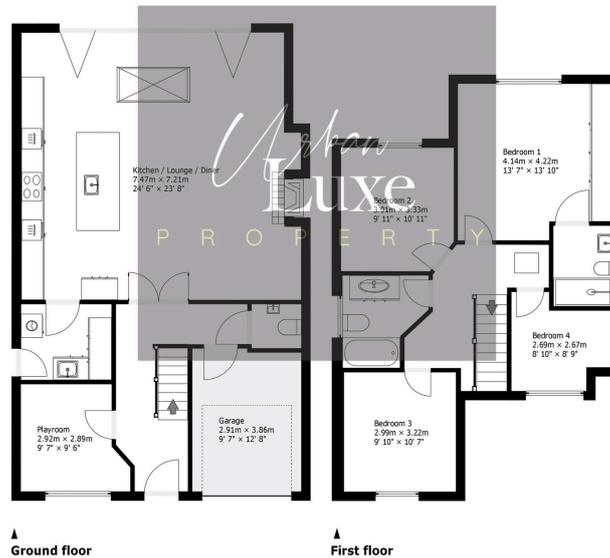
This exceptional home is ideal for those seeking a property ready to move into and enjoy. Early viewing is highly recommended to appreciate all that this delightful home has to offer.

## Key Features

- 4 Bedrooms
- Large bespoke modern kitchen/diner
- Utility Room
- Ensuite to master bedroom
- Driveway with parking for approx 5 cars
- Cloakroom
- Playroom
- Newly fitted family bathroom
- Garage
- Good transport links to A6/A421/M1

**Garage** - 11.05 m<sup>2</sup> / 119.01 sq ft  
**Ground floor** - 76.63 m<sup>2</sup> / 824.39 sq ft  
**First floor** - 59.31 m<sup>2</sup> / 638.36 sq ft

**Approx total area** - 135.93 m<sup>2</sup> / 1462.76 sq ft  
**Approx total area with garage** - 146.99 m<sup>2</sup> / 1581.77 sq ft



*This floorplan is provided as a guide to illustrate layout and should not be used for planning. Measurements are approximate and not to scale.*