

Connells

Four Acre Drive
Houghton Conquest Bedford

Four Acre Drive
Houghton Conquest Bedford MK45 3GT

for sale
£450,000







Property Description

Built in 2022 by the renowned Abbey Developments, this four bedroom home offers bright and modern living throughout. Offered in excellent condition with a complete upper chain this property is ideal for anybody wanting to move in and enjoy the lifestyle this property offers.

Comprising on the ground floor is a welcoming entrance hall with the downstairs wc and utility area. There is separate understairs storage and stairs leading to the first floor landing. There is the benefit of a spacious separate lounge and open plan kitchen-Diner area with doors leading to the rear garden. The kitchen offers a wide range of eye and base level units with integrated gas hob with overhead extractor.

On the first floor there are four bedrooms of which all have some built in storage or wardrobe space. There is an en-suite to the master bedroom and a separate three-piece family bathroom.

Externally to the front there is a small low maintenance garden with paved steps leading to the front door. There is a driveway and single garage to the side of the property. To the rear there is a open aspect, south facing garden mainly laid to lawn with a block paved patio area for outside seating. There is timber fencing and brick walled surround with secure gated access to the side of the property and also access to the garage. The garage has power and storage in the roof.

Ground Floor

Entrance Hall

Study Area

Utility/Wc

Living Room

Kitchen/Dining Room

First Floor

Landing

Bedroom One

Ensuite

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

External

Rear Garden

Driveway & Garage

Agents Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to

cover the cost of carrying out the required identity and anti-money laundering checks.

Once these checks have been completed, the fee cannot be refunded, even if the

property purchase does not go ahead.











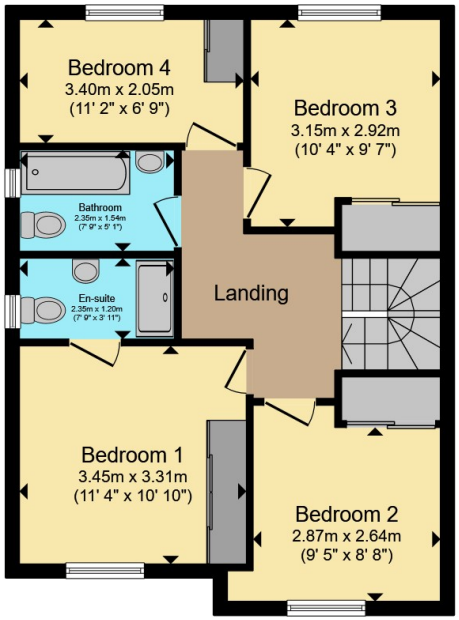








Ground Floor



First Floor

Total floor area 128.7 m² (1,385 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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42 Allhallows
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EPC Rating: A

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/BED313465

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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