



12 Heronscroft, Bedford, MK41 9LP



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Bedford
MK41 9LP

OIEO £400,000

Stylish and extended three-
bedroom home with show
stopping kitchen/dining room...

Three-bedroom semi-detached home

Sought after location

Stylish open plan living space

Spacious living room

Modern kitchen with island

Utility room with extra storage

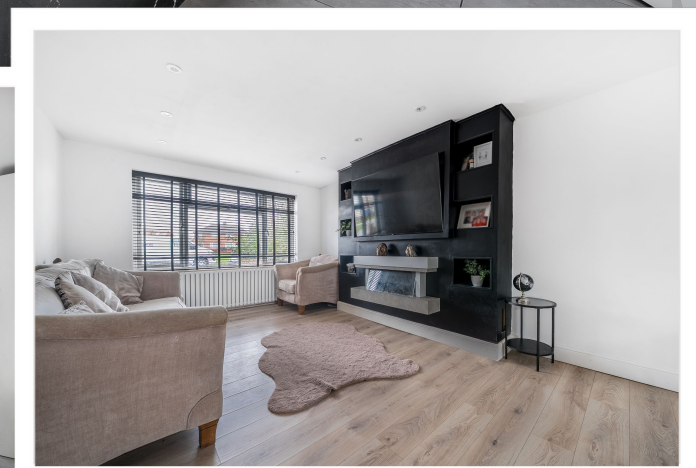
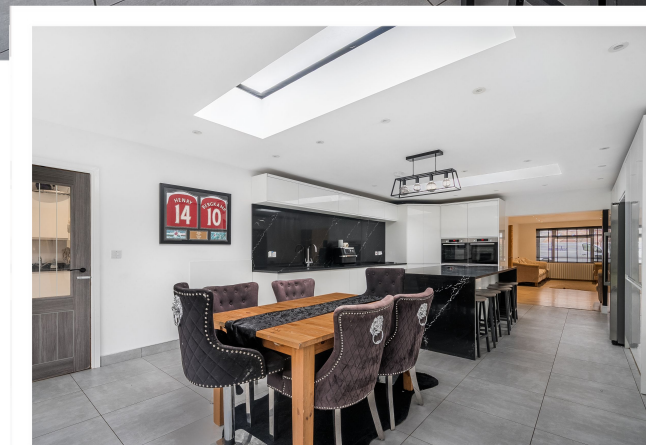
Ground-floor bathroom plus upstairs
WC

Bi-folding doors to landscaped rear
garden

Driveway with ample parking for
multiple cars

Freehold

- Council Tax Band D
- Energy Efficiency Rating D



Located in the highly sought-after Putnoe area of Bedford...



Upon entering, you are welcomed into an inviting entrance hall that flows through to a bright and spacious living room. This space features a wide picture window that fills the room with natural light, a contemporary media wall, and a stunning sunken fireplace - creating a warm and sophisticated focal point.

The kitchen forms the true heart of the home. Beautifully designed and superbly equipped, it includes modern integrated appliances, generous storage, granite worktops, and an impressive central island offering additional cabinetry and seating. Underfloor heating provides an extra touch of comfort. The open-plan layout offers excellent entertaining space with room for a dining table, while bi-folding doors open seamlessly onto the private, landscaped rear garden - ideal for relaxed indoor-outdoor living.

A matching utility room, converted from part of the original garage, provides further worktop space, storage, and plumbing for appliances. This practical room also benefits from underfloor heating and offers direct access to the rear garden as well as integral access to the remaining section of the garage.

To complete the ground floor, there is a beautifully appointed family bathroom featuring both a separate shower and a bathtub.

Upstairs, you will find three well-proportioned bedrooms along with a convenient WC.

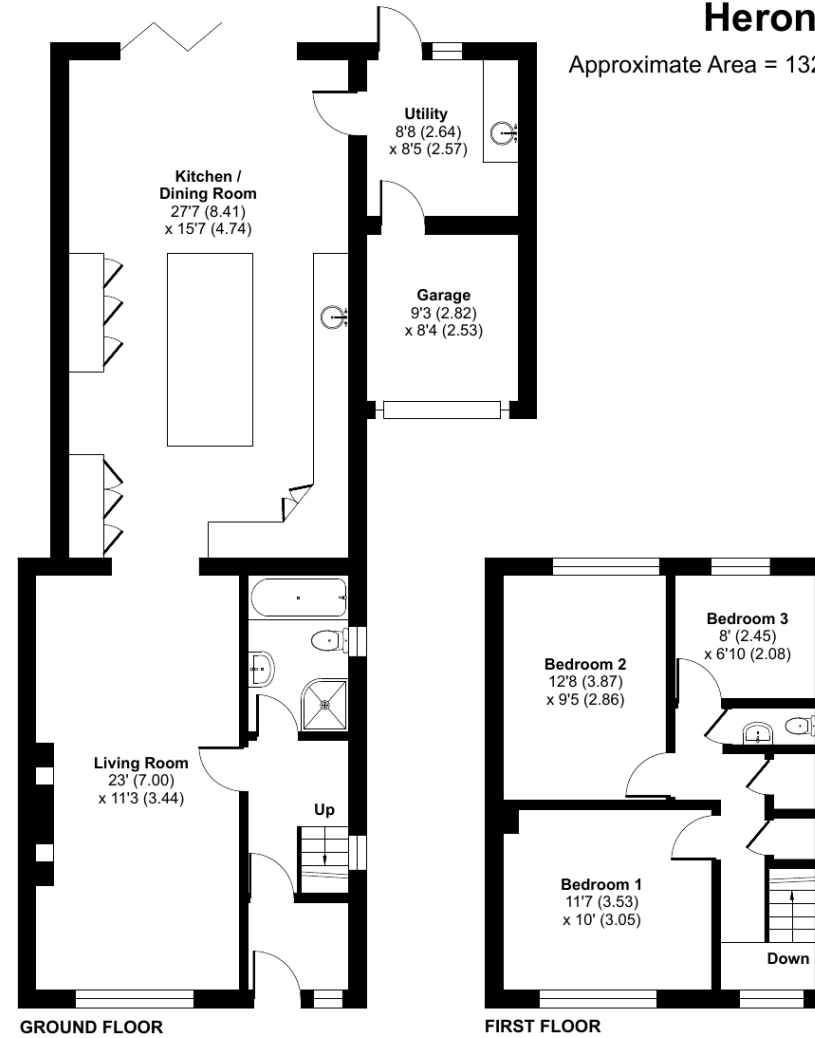
The property boasts a beautifully maintained rear garden featuring artificial lawn ideal for year-round use. A large modern patio area provides ample space for outdoor seating and entertaining, perfectly positioned to enjoy the sunshine throughout the day. Mature trees at the rear create a natural backdrop and enhance privacy, while the enclosed fencing offers a secure and tranquil setting. To the front, the home benefits from a driveway offering parking for multiple vehicles.



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Approximate Area = 1328 sq ft / 123.3 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Lane & Holmes. REF: 1381583



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