



9 Alwin Court, Great Denham, Bedford MK40 4SP



9 Alwin Court
Great Denham
Bedford
MK40 4SP

Price £525,000

A stunning detached home
with a ground floor
extension...

Detached
Bay-fronted
Cloakroom
Lounge
Kitchen/diner
Extended family room
Four double bedrooms
En suite and dressing room
Garage and driveway
Gardens
Freehold

- Council Tax Band F
- Energy Efficiency Rating B



In excellent order throughout...



Lane and Holmes are delighted to offer for sale this very well presented and extended family home on Alwin Court in Great Denham, close to local amenities and with accommodation over three floors.

A central entrance hall provides access to a cloakroom and there is a separate bay-fronted lounge. The kitchen/dining room incorporates a range of integrated appliances, provides space for family dining, and benefits from an adjoining utility room.

A real signature space has been created with a ground floor extension, which has added a lovely family room with two sets of bi-fold doors that open directly to the garden, and a roof lantern that lets the light flood in. This area also benefits from underfloor heating.

Over the top two floors lie a total of four double bedrooms. The generous master bedroom is situated on the first floor and benefits from an en suite shower room and a dressing area. There is a fitted family bathroom on each of the top two floors and the landing on the top floor is ingeniously used as an office space.

Externally there is a garage and partially covered driveway to the side which provides extra storage and off road parking. The rear garden is very well maintained with patio areas and lawn, and well stocked shrub borders.

There is an annual Green Space management fee (£120) payable to Bedford Borough Council.

Alwin Court is a small cul de sac in Great Denham, off Bede walk and King Alfred Way. Great Denham itself offers a country park, a doctors' surgery, bus routes into Bedford, a Primary School and a day nursery. A Sainsbury's Local and other local shops are close by and remarkably convenient access is available to the A1, M1 and Milton Keynes.



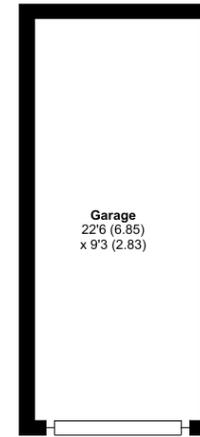
Alwin Court, Great Denham, Bedford, MK40

Approximate Area = 1558 sq ft / 144.7 sq m (excludes garage & carport)

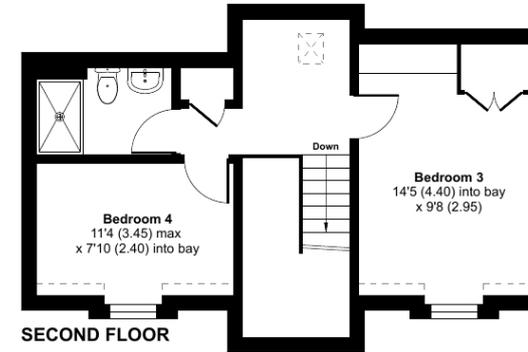
Limited Use Area(s) = 10 sq ft / 0.9 sq m

Total = 1568 sq ft / 145.6 sq m

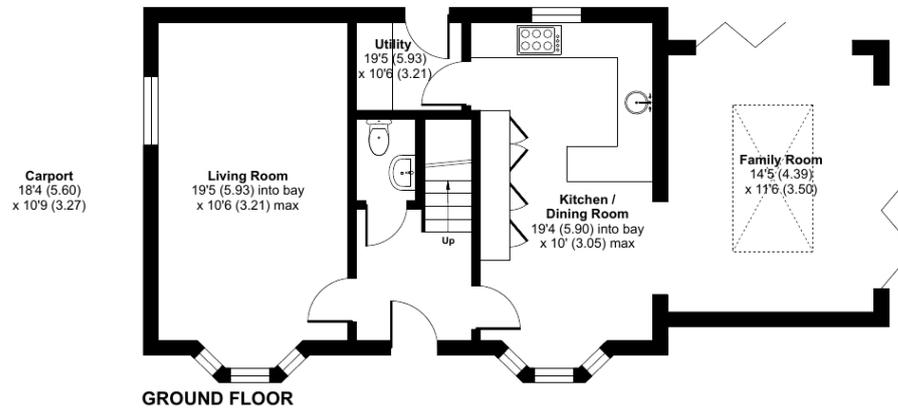
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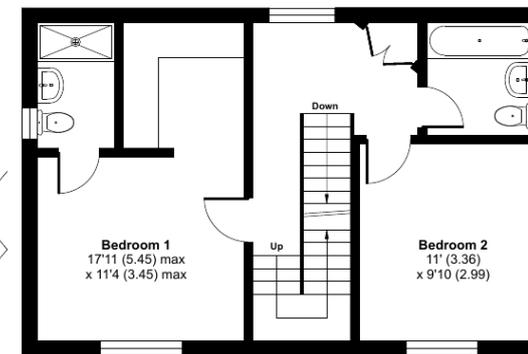
GARAGE



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Carport
18'4" (5.60)
x 10'9" (3.27)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2025. Produced for Lane & Holmes. REF: 1319032



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Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

