



**School Lane, Roxton, Bedford, MK44 3DR**  
**Price £640,000 Freehold**



**READY TO MOVE IN BEFORE XMAS!**

A superbly appointed brand new 4 bedroom detached home situated on an exclusive development in the popular village of Roxton Bedfordshire.

This high specification family home features 2 en suite shower rooms, has an air source heat pump service underfloor heating and has a driveway for 3 cars. The accommodation comprises of, entrance hall, cloakroom, Dual aspect Living

Room, separate dining room/study and a superbly appointed Kitchen/diner and utility room with integrated appliances. On the first floor the master bedroom and guest suite both benefit from en suite shower rooms, there are two further double bedrooms and a luxury family bathroom. Externally there is a large double width driveway leading to a detached single driveway and landscaped garden to front and rear.

**PART EXCHANGE AVAILABLE! Book your viewing today.**

### Entrance Hall

### Living Room

21'11 x 11'3 (6.68m x 3.43m)

### Kitchen/Breakfast Room

17'3 x 13'3 (5.26m x 4.04m)

### Dining Room

13'10 x 10'4 (4.22m x 3.15m)

### Utility room

### WC

### First Floor Landing

### Bedroom 1

13'3 x 13' (4.04m x 3.96m)

### Ensuite

### Bedroom 2

11'3 x 11'3 (3.43m x 3.43m)

### Ensuite

Council Tax: New Build



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Future	Current	Future
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

### Bedroom 3

12'5 x 10'2 (3.78m x 3.10m)

### Bedroom 4

12'4 x 8'3 (3.76m x 2.51m)

### Bathroom

### Enclosed Rear Garden

### Single Garage

### Roxton

Roxton is a pretty and well served village, offering a local pub, village shop, and popular garden centre just a short walk away. Commuters are well catered for, with Bedford and St Neots railway stations just a 10 minute drive, providing direct links to London as well a new links to Cambridge are already in progress!

### Service charge

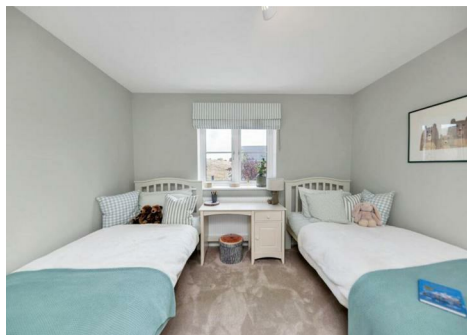
£355 per annum

### Note

Internal images are indicative only!



These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2024.



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