



Bede Walk, Great Denham, Bedford, MK40 4TW £600,000 Freehold



A chance to acquire this well-presented four-bedroom executive home, ideally situated in a quiet location overlooking green space in the popular village of Great Denham. Occupying a beautiful corner plot and within walking distance of local amenities and the country park, this is the perfect family home. Internally, there is a light and airy entrance hall with WC, a bay-fronted dining room, a separate study, a spacious living room, and a modern kitchen/breakfast room with integrated appliances and a utility area. Upstairs, the master bedroom has an en suite shower room, a walk-in wardrobe, and stunning views to the front. There are three further good-sized bedrooms, a family bathroom, and a storage cupboard. Outside, the property benefits from a private rear garden, seamlessly accessed via French doors from both the living room and the kitchen, creating an ideal space for indoor-outdoor living and entertaining. There is a private driveway leading to a garage, with the property also conveniently surrounded by ample visitor parking. Additional benefits include energy-efficient solar panels, approximately three years remaining on the building warranty, and a dedicated electric vehicle charging point. Contact us today to arrange your viewing!



Entrance Hall

WC

Lounge

17'8 x 11'7 (5.38m x 3.53m)

Dining Room

11'10 x 9'6 (3.61m x 2.90m)

Study

9'7 x 6'7 (2.92m x 2.01m)

Kitchen/Breakfast Room

16'1 x 13'7 (4.90m x 4.14m)

Stairs to First Floor

First Floor Landing

Bedroom 1

13'7 x 11'10 (4.14m x 3.61m)

Ensuite

Bedroom 2

12'7 x 9'7 (3.84m x 2.92m)

Bedroom 3

13' x 10'8 (3.96m x 3.25m)

Bedroom 4

9'7 x 6'9 (2.92m x 2.06m)

Bathroom

Rear Garden

Front & Side Gardens

Driveway & Garage

Great Denham

Great Denham is situated just 2 miles from Bedford Town Centre. This sought after village boasts many local amenities including a bistro, takeaway, dentist, vets, pharmacy, supermarkets, salon, estate agents and the added bonus of good schooling facilities with the local school having an outstanding Ofsted rating. Great Denham is also conveniently located for the Bedford bypass which offers great access onto the A421, A428, A6, A1, M1 and beyond. Bedford rail station is located approximately 2 miles away and offers transport links to Luton in 20 minutes and London St Pancras in under 40 minutes.

Management Charge

£21.94 per month





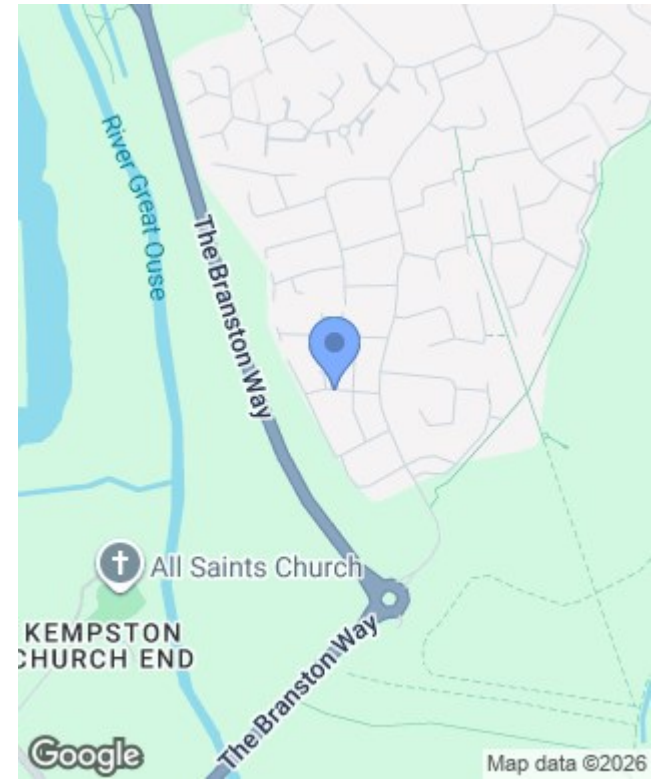


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Total Area: 137 SqM = 1474 SqFt (approx)

Please note this floorplan and all furniture shown is for illustration purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximates. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s). Plan produced by Taylor Made Bedford. Powered by ZPlan.

Bedford Borough : F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		93
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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 Ltd 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 2023.



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