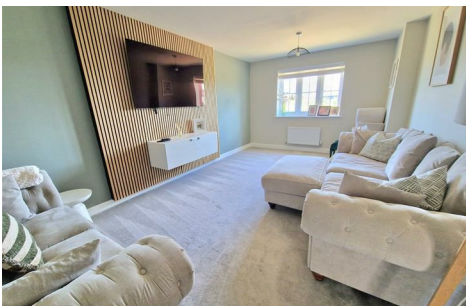




Pitchfork Way, Houghton Conquest, Bedford, MK45 3QZ
£495,000 Freehold



A beautifully presented four-bedroom detached family home, enjoying an enviable position within a quiet cul-de-sac and overlooking open green space to the front, in the highly sought-after village of Houghton Conquest. Presented to an exceptional standard throughout, this superb home offers spacious and versatile accommodation arranged over two floors. The welcoming entrance hall leads to study/playroom and a convenient utility/cloakroom. Along the hallway there is a spacious living room with pleasant views over the green and a stunning open-plan kitchen diner to the rear with integrated appliances creating the perfect space for modern family living. Upstairs, the impressive principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room. There are three further well-proportioned bedrooms, all served by a stylish family bathroom. Outside, the property continues to impress with a beautifully landscaped west-facing rear garden, featuring a raised patio seating area ideal for entertaining and a door leading into the garage. To the front you will find a neatly maintained front garden with a driveway to the side leading up to the detached garage, the property also benefits from having an additional parking space to the front. Combining a high-quality finish, excellent family accommodation and a desirable village location, this outstanding home is an opportunity not to be missed.

Entrance Hall

Study

9'2 x 7'11 (2.79m x 2.41m)

Lounge

19'2 x 11'1 (5.84m x 3.38m)

Kitchen/Dining Room

22'5 x 11'5 (max) (6.83m x 3.48m (max))

WC/Utility Room

7'8 x 6'11 (2.34m x 2.11m)

First Floor Landing

Bedroom 1

11'6 x 9'(max) (3.51m x 2.74m(max))

Ensuite

Bedroom 2

13'11 x 10'4 (4.24m x 3.15m)

Bedroom 3

10'8 x 9'7 (3.25m x 2.92m)

Council Tax: E

Bedroom 4

11'9 x 7'11 (3.58m x 2.41m)

Family Bathroom

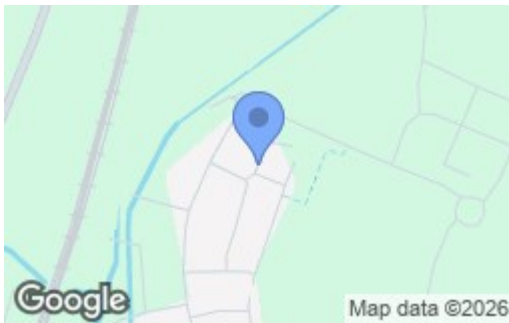
Rear Garden

Detached Garage & Driveway

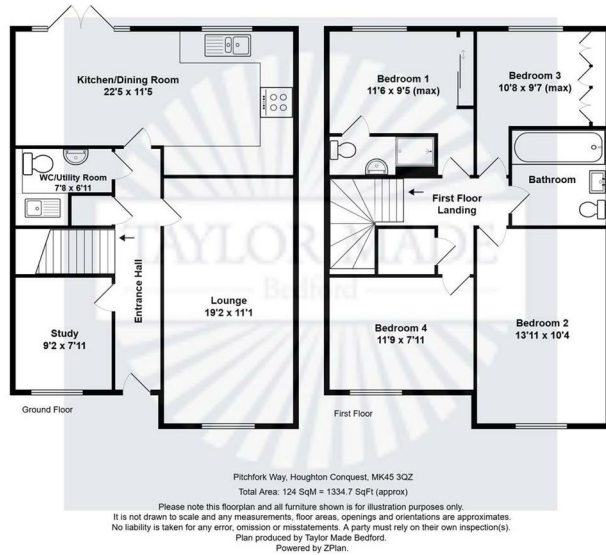
Additional Parking Space To The Front

Houghton Conquest

Houghton Conquest is a sought after village in the heart of Bedfordshire and is ideally situated near to the A6 providing access to Bedford and Luton plus the A421 Bedford bypass with connections to the A1, M1, Bedford and Milton Keynes. Local amenities include a shop, two public houses, village hall and a church. Excellent schooling is available including the Harpur Trust schools in nearby Bedford approx. 6 miles away and offers town centre shopping, restaurants, pubs and the mainline trainline to London St Pancras/Kings Cross.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Maximum	Current	Maximum
Very energy efficient - lower running costs 94 (A)	94 (A)	Very environmentally friendly - lower CO ₂ emissions 94 (A)	94 (A)
84 (B)	94 (A)	84 (B)	94 (A)
74 (C)	94 (A)	74 (C)	94 (A)
64 (D)	94 (A)	64 (D)	94 (A)
54 (E)	94 (A)	54 (E)	94 (A)
44 (F)	94 (A)	44 (F)	94 (A)
34 (G)	94 (A)	34 (G)	94 (A)
Not energy efficient - higher running costs 15 (G)	94 (A)	Not environmentally friendly - higher CO ₂ emissions 15 (G)	94 (A)



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 2026.



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