



Hazelwick Drive, Great Denham, Bedford, MK40 4SU
Guide price £340,000 Freehold



We are delighted to offer this beautifully presented and versatile 3/4 bedroom semi detached family home, ideally situated in the highly sought-after village of Great Denham.

Presented in excellent condition throughout, this spacious family home offers flexible accommodation arranged over three floors. The ground floor comprises a welcoming entrance hall, cloakroom, and a superb open-plan kitchen/living/family room with French doors leading out to the rear garden. The first floor features a generous master bedroom with en-suite shower room and built in wardrobe, together with a further lounge which could easily serve as a double bedroom, home office or playroom. On the second floor you will find a further double bedroom with built in wardrobe, a single bedroom and a modern family bathroom, providing excellent space for growing families or those working from home. Externally, the property benefits from a fully enclosed rear garden with gated access leading to two allocated parking spaces. Being within walking distance of local shops, schools and The Great Denham Country Park, this superb property makes the ideal family home.

Entrance Hall

WC

Living/Kitchen/Family Room

27'9 x 9'1 (8.46m x 2.77m)

First Floor Landing

Sitting Room/Bedroom

12 x 10'6 (3.66m x 3.20m)

Bedroom 1

12 x 8'9 (3.66m x 2.67m)

En Suite

Second Floor Landing

Bedroom 2

12'2 x 11'5 (3.71m x 3.48m)

Bedroom 3

10'6 x 6'3 (3.20m x 1.91m)

Family Bathroom

Rear Garden

2 Allocated Parking Spaces

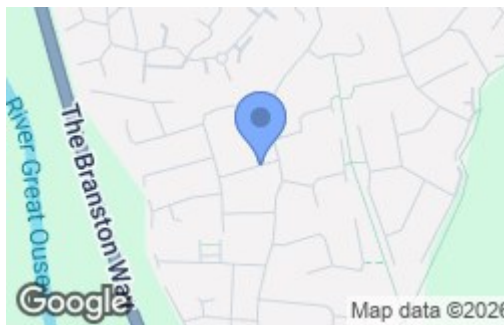
Great Denham

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.

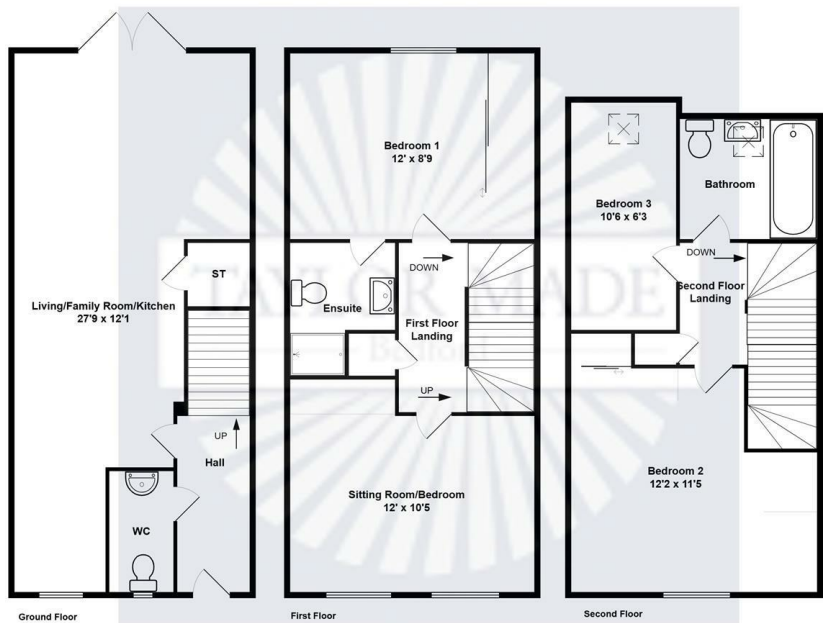
Management Charge

Approx £300 per annum

Council Tax: Bedford Borough D



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Maximum	Very environmentally friendly - lower CO ₂ emissions	Current	Maximum
A+			A+		
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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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Total Area - 960 sqft
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 approximate.
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.
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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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