



Carnoustie Drive, Great Denham, Bedford, MK40 4FE £895,000 Freehold

A stunning 5 bedroom executive home situated on a generous plot in the prestigious residential area of Great Denham on the outskirts of Bedford.

The ample accommodation offers a large Amtico floored hall and guest cloakroom, the dual aspect sitting room has a featured fire-place and internal French doors which provides direct access to the separate dining room, a good size study ideal for working from home, a generous kitchen/breakfast room with fitted appliances which leads to the utility room.

On the first floor, a large master bedroom with dressing room and en-suite, guest bedroom with en-suite, two further double bedrooms, a single bedroom and a luxury 5-piece family bathroom suite.

Externally, secure private enclosed landscaped garden with paved patio area to the rear with a low level store for patio furniture. The spacious driveway for numerous cars and full side access is available for a boat/motorhome/caravan.

The property also benefits from an integral double garage with dual up and over doors, power and light.



Entrance Hall

Cloakroom

Sitting Room

21'2 x 12'5 (6.45m x 3.78m)

Dining Room

12'5 x 10'7 (3.78m x 3.23m)

Kitchen/Breakfast Room

15'6 x 13' (4.72m x 3.96m)

Utility Room

8'4 x 7'4 (2.54m x 2.24m)

Study

11'5 x 7'5 (3.48m x 2.26m)

1st Floor Landing

Master Bedroom

16'8 x 14'9 (5.08m x 4.50m)

Dressing Room

10'10" x 8'10" (3.32 x 2.7)

En-Suite

11'6" x 8'5" (3.51 x 2.59)

Bedroom 2

13'8 x 10'4 (4.17m x 3.15m)

En-suite

5'6" x 8'6" (1.7 x 2.6)

Bedroom 3

10' x 11'8 (3.05m x 3.56m)

Bedroom 4

10'2 x 9'1 (3.10m x 2.77m)

Bedroom 5

8'7 x 7'3 (2.62m x 2.21m)

Family Bathroom

Front Garden Over Looking Meadows

Enclosed Rear Gardens With Low Level Garden/Furnit

Workshop

Patio Storage

Integral Double Garage

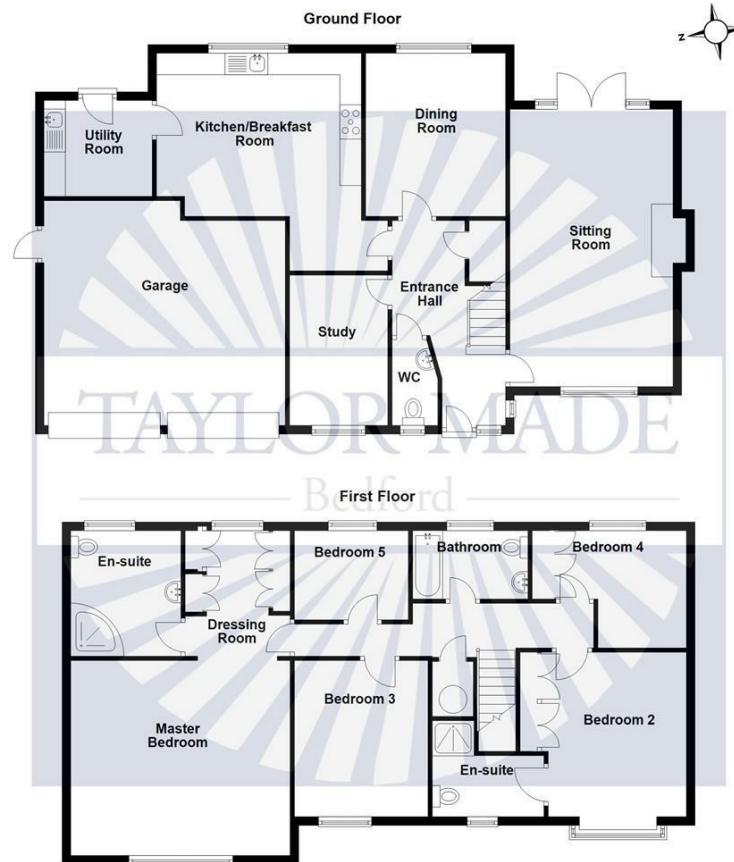
Ample Off Road Parking

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 and a Post Office and the added bonus of good schooling facilities. Great Denham is also conveniently located for the Bedford bypass which offers great access onto the A421, 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.



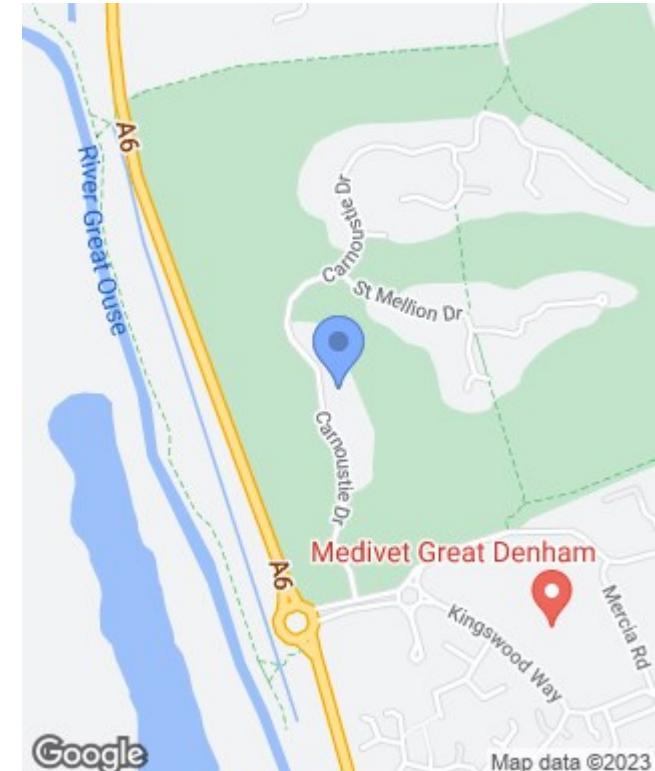




Please note this floorplan is illustrative purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientation are approximates. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s). Plan produced by Taylor Made-Bedford.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

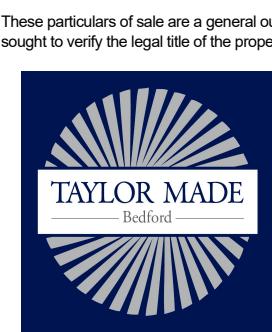
Carnoustie Drive, Great Denham

Bedford Council Tax : G



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

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			
EU Directive 2002/91/EC			
England & Wales			



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