



Buckworth Drive, Wootton, Bedford, MK43 9QP
£395,000 Freehold



A well presented 3 bedroom double fronted detached family home situated in the sought after area of Wootton. The well planned and generous accommodation comprises of an entrance hall with cloakroom, a modern fitted kitchen/diner and a spacious lounge. Leading on upstairs, a master bedroom with Ensuite shower room, two further double bedrooms and a family bathroom. Outside is a well tended frontage, parking to the side for 2 vehicles, a single garage and enclosed rear garden with artificial turf. Internal viewing is highly recommended.

Hall

WC

6'0 x 3'6 (1.83m x 1.07m)

Lounge

16'8 x 9'10 (5.08m x 3.00m)

Kitchen/Diner

16'8 x 9'7 (5.08m x 2.92m)

1st Floor Landing

Bedroom 1

12'5 x 10'1 (3.78m x 3.07m)

Ensuite

Bedroom 2

9'11 x 9'5 (3.02m x 2.87m)

Bedroom 3

9'11 x 7'1 (3.02m x 2.16m)

Bathroom

Garden

Garage & Driveway

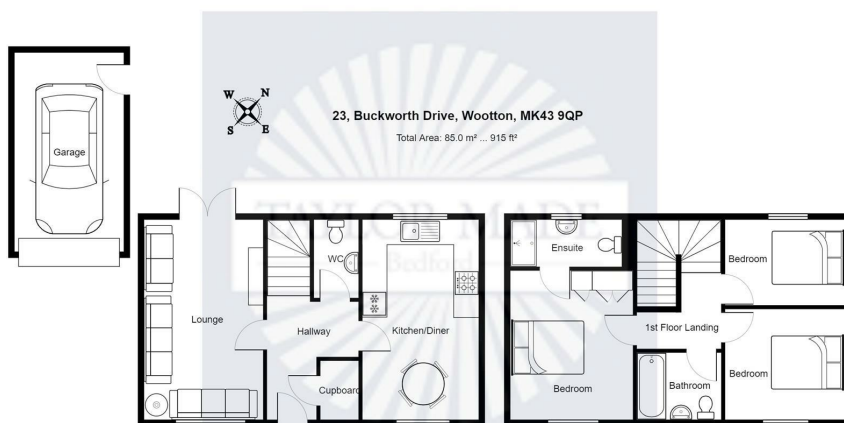
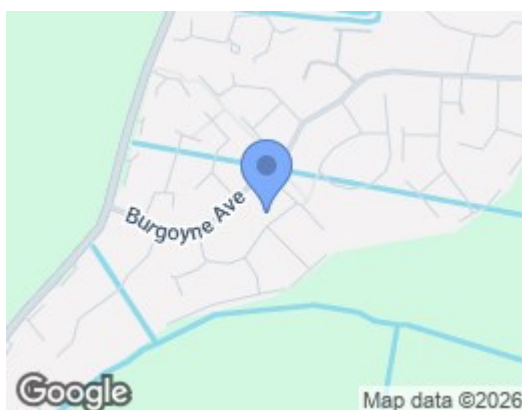
Wootton

Wootton village is home to a variety of amenities including a selection of pubs/restaurants, shops and a garage. This sought after village is extremely popular and has an abundance of woodland to explore, you will also find a number of period properties along with the renowned Wootton Manor. Wootton is approximately 5 miles from Bedford Town Centre and Train Station which offers links into London St Pancras in under 40 minutes, there is also great access to the A421, A428 and the A6 roads.

Local Area Service Charge

Approx. £170 per annum

Council Tax: Bedford Borough Council D



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A	96	A	
B	84	B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	

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.

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