



**Gilbert Walk, Wootton, Bedford, MK43 9RW    Offers over £520,000 Freehold**



Introducing this immaculately presented and modern 4 bedroom detached family home, ideally situated in this cul de sac location in Wootton. The property is offered for sale with a complete chain and occupies this lovely corner plot position overlooking green space. Internally the property benefits from a light and airy entrance hall with WC, a separate study, a spacious sitting room with bay window and a stunning kitchen/diner with integrated appliances, utility and bifold doors leading out on to the garden. Upstairs there is a master bedroom with walk in wardrobe and en suite, three further good size bedrooms and a family bathroom. Outside there is a private rear garden with decked area and door leading into a single garage and a driveway for multiple cars. Other benefits include solar panels, double glazing throughout, 5 years left of the building warranty and multiple visitor parking spaces nearby. Contact us today to arrange your viewing!



## **Entrance Hall**

## **WC**

## **Study**

11'1 x 6'1 (3.38m x 1.85m)

## **Sitting Room**

16'2 x 13'5 (4.93m x 4.09m)

## **Kitchen/Dining Room**

22'8 x 10'2 (6.91m x 3.10m)

## **Utility Room**

## **Landing**

## **Bedroom 1**

15'2 x 11'6 (4.62m x 3.51m)

## **Ensuite**

## **Bedroom 2**

14'1 x 11'5 (4.29m x 3.48m)

## **Bedroom 3**

11'4 x 7'6 (3.45m x 2.29m)

## **Bedroom 4**

10'5 x 7'9 (3.18m x 2.36m)

## **Bathroom**

## **Garage & Driveway**

23'2 x 11'4 (7.06m x 3.45m)

## **Enclosed Rear Garden**

## **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.

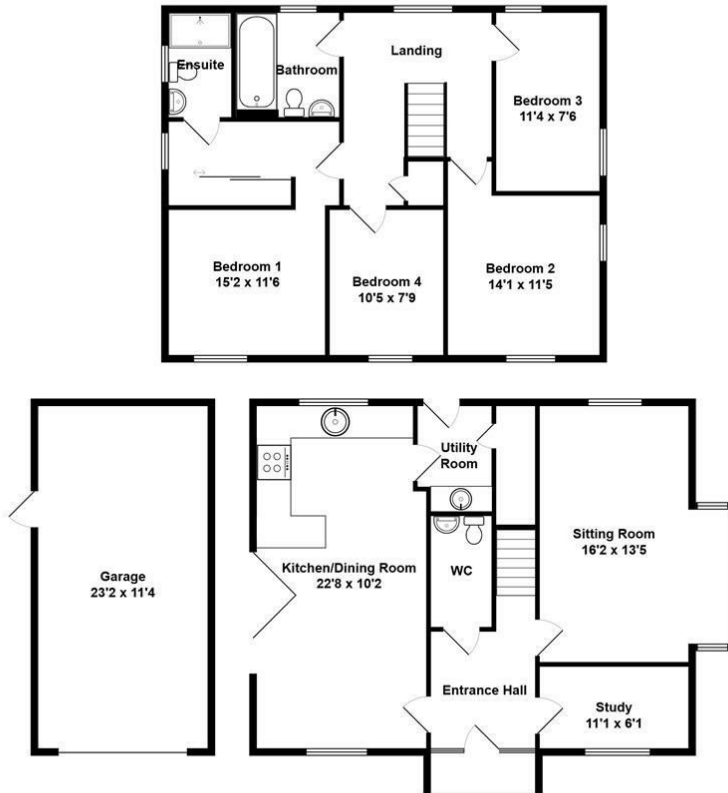
## **Management Charge**

Approx £200 per annum



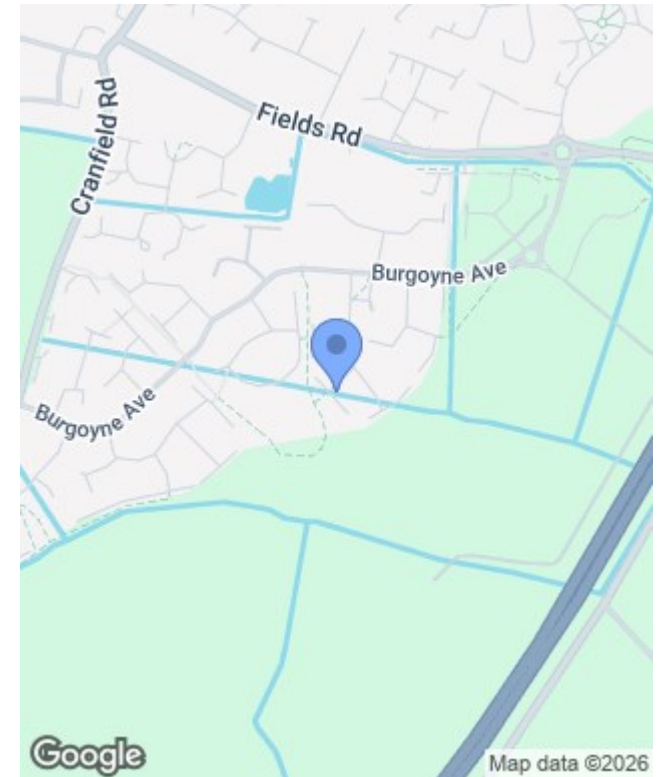


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Total Area: 127 SqM = 1367 SqFt (approx)

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		98	99
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs			
(1-20)	G		
England & Wales		EU Directive 2002/91/EC	

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

Bedford Borough : E

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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