



# CRANES

The Elms Wood End, Marston Moretaine, MK43 0NZ

£550,000









# The Elms Wood End

Bedford, MK43 0NZ

- RURAL LOCATION
- REFITTED KITCHEN/DINING FAMILY ROOM
- UTILITY ROOM
- GENEROUS GARDEN WITH VIEWS
- NO UPPER CHAIN
- EXTENDED
- INTEGRATED APPLIANCES
- EN-SUITE TO MASTER BEDROOM
- DRIVEWAY AND GARAGE

We are delighted to offer for sale this individual and unique property which is located in the rural setting of Wood End Marston Moretaine. The property occupies a large plot and is surrounded by beautiful countryside. Inside the extended property there is an open plan kitchen/dining family room with double doors looking out to the garden. The kitchen has been refitted and has integrated appliances and has a separate utility room. This property also hosts a separate living area, entrance hall and cloakroom. To the first floor there is a spacious master bedroom benefiting from an en-suite and walk in wardrobe and French doors opening on to a balcony overlooking the garden and views. There are also a further three good size bedrooms and a family bathroom. Outside there is a generously sized garden mainly laid to lawn with a decked patio area and a driveway to the front providing ample space for parking and leading to a garage. An internal viewing is highly recommend to appreciate what this property has to offer.



£550,000



ENTRANCE HALL	13'9" x 13'1" (4.2 x 4)
DOWNSTAIRS CLOAKROOM	
LIVING ROOM	13'1" x 12'5" (4 x 3.8)
KITCHEN/DINING FAMILY ROOM	26'2" x 16'4" (8 x 5)
UTILITY ROOM	
MASTER BEDROOM	15'8" x 14'9" (4.8 x 4.5)
EN-SUITE	
BEDROOM TWO	13'1" x 13'1" (4 x 4)
BEDROOM THREE	13'9" x 10'2" (4.2 x 3.1)
BEDROOM FOUR	13'1" x 8'6" (4 x 2.6)
FAMILY BATHROOM	



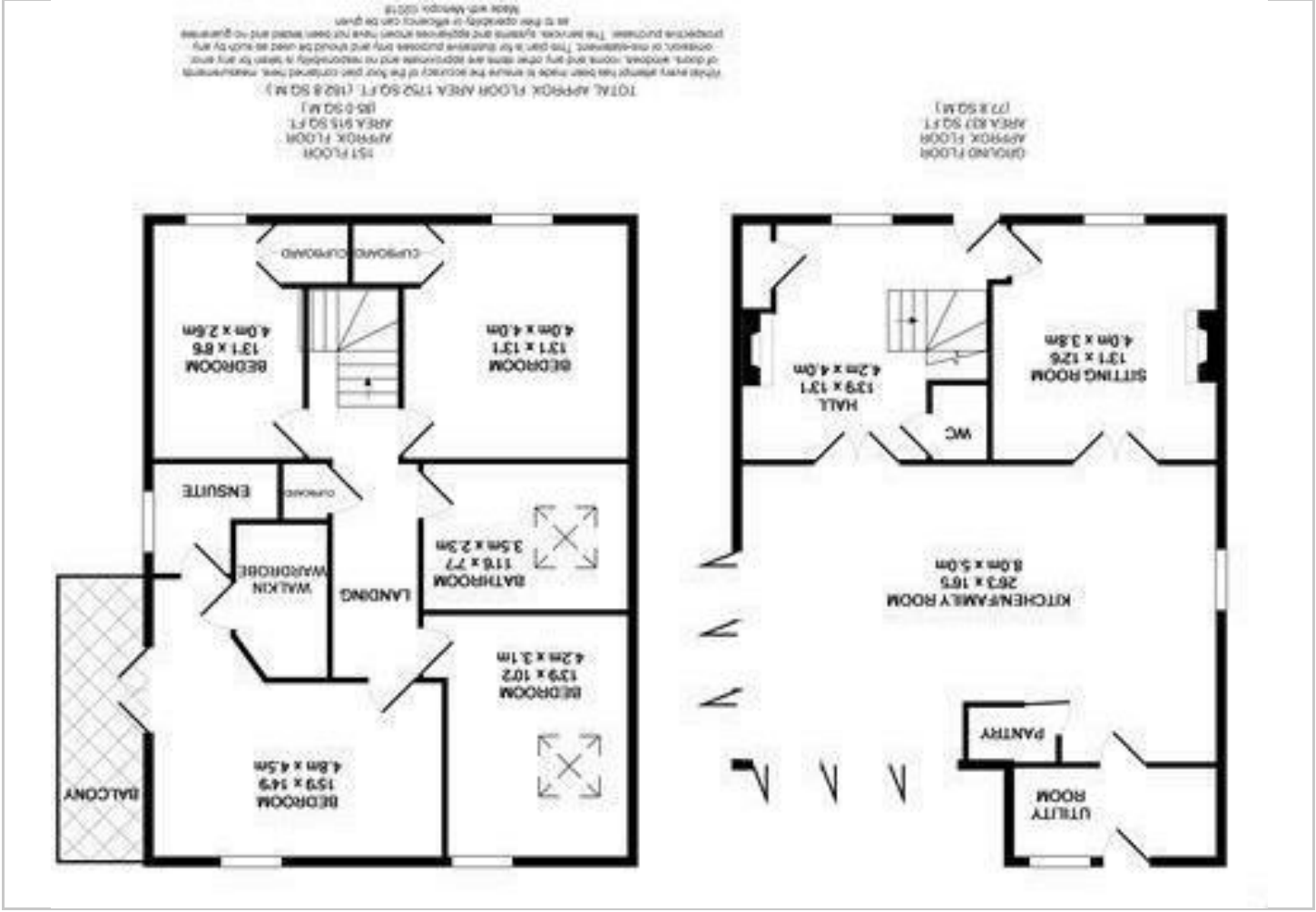








Floor Plans



Floor Plans

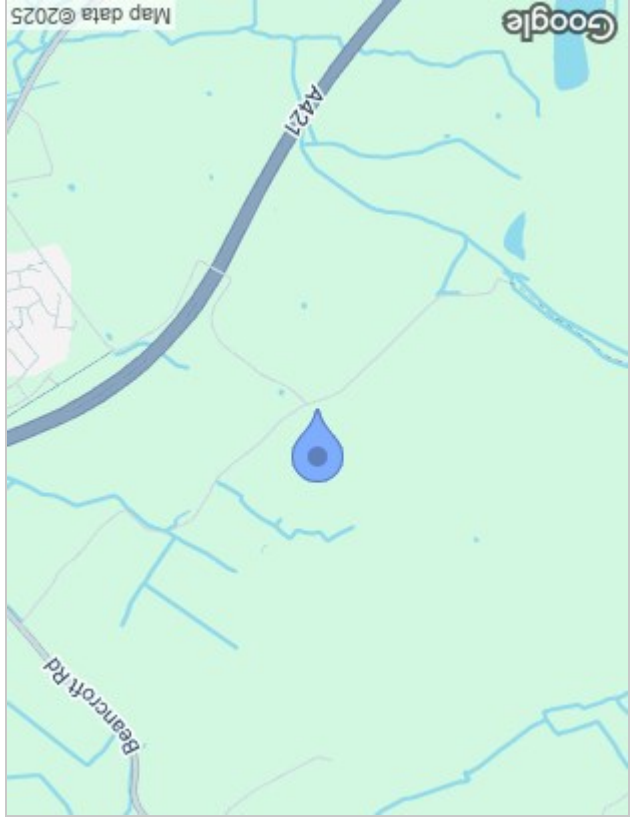
Please contact our Cranes Estate Agents Office on 01234 750900 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating	
Current	Potential
43	53
Energy Efficiency Rating	
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G (1-20)	
F (21-30)	
E (31-40)	
D (41-50)	
C (51-60)	
B (61-80)	
A (81-95)	
A (96-100)	
Very energy efficient - lower running costs	

Energy Performance Graph



Location Map

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