



CRANES

13 Graces Close, Cranfield, MK43 0HQ

Offers Over £450,000





13 Graces Close

Bedford, MK43 0HQ

- FOUR DOUBLE BEDROOMS
- DRIVEWAY
- SEPERATE DINING AREA
- DETACHED
- QUIET CUL-DE-SAC
- ENCLOSED GARDEN

This spacious four-bedroom detached home is situated in a quiet cul-de-sac within the sought-after village of Cranfield. The property offers generous family accommodation, including a living room, separate dining area, garage and driveway.

On entering the property, you are welcomed by an entrance hall with access to the spacious living room and dining room. The living room benefits from a bay window, allowing plenty of natural light into the space, while the dining area features sliding doors leading out to the rear garden. This layout provides a great space for relaxing in the evening, as well as a separate area for family meals and entertaining.

The dining room leads through to the kitchen, which offers ample workspace and space for white goods. From the kitchen, there is access to a separate utility room, which in turn provides access to the single garage and downstairs cloakroom.

The first floor comprises four double bedrooms, three of which benefit from built-in wardrobe cupboards, providing useful storage space. The main bedroom also features an en-suite shower room, while a family bathroom completes the accommodation on this floor.

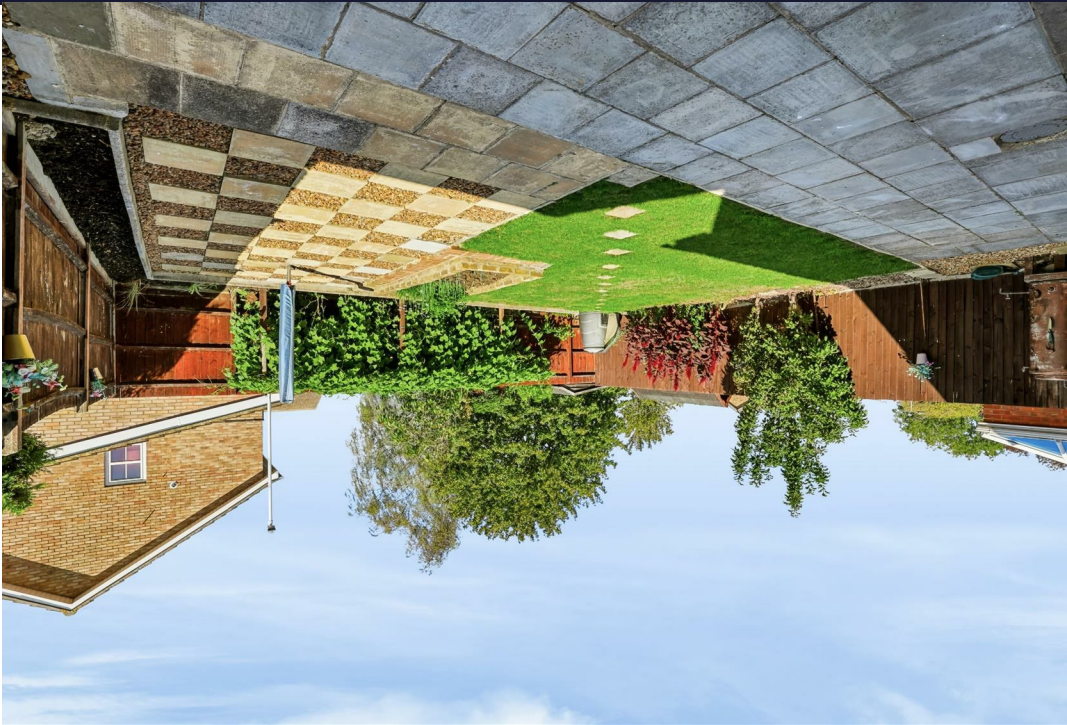
To the rear of the property is an enclosed garden, designed to be relatively low maintenance with a patio area and separate stoned area. There is also side access leading through to the driveway, which provides off-road parking.

As the acting agents, we would highly recommend booking a viewing to fully appreciate everything this spacious family home has to offer.

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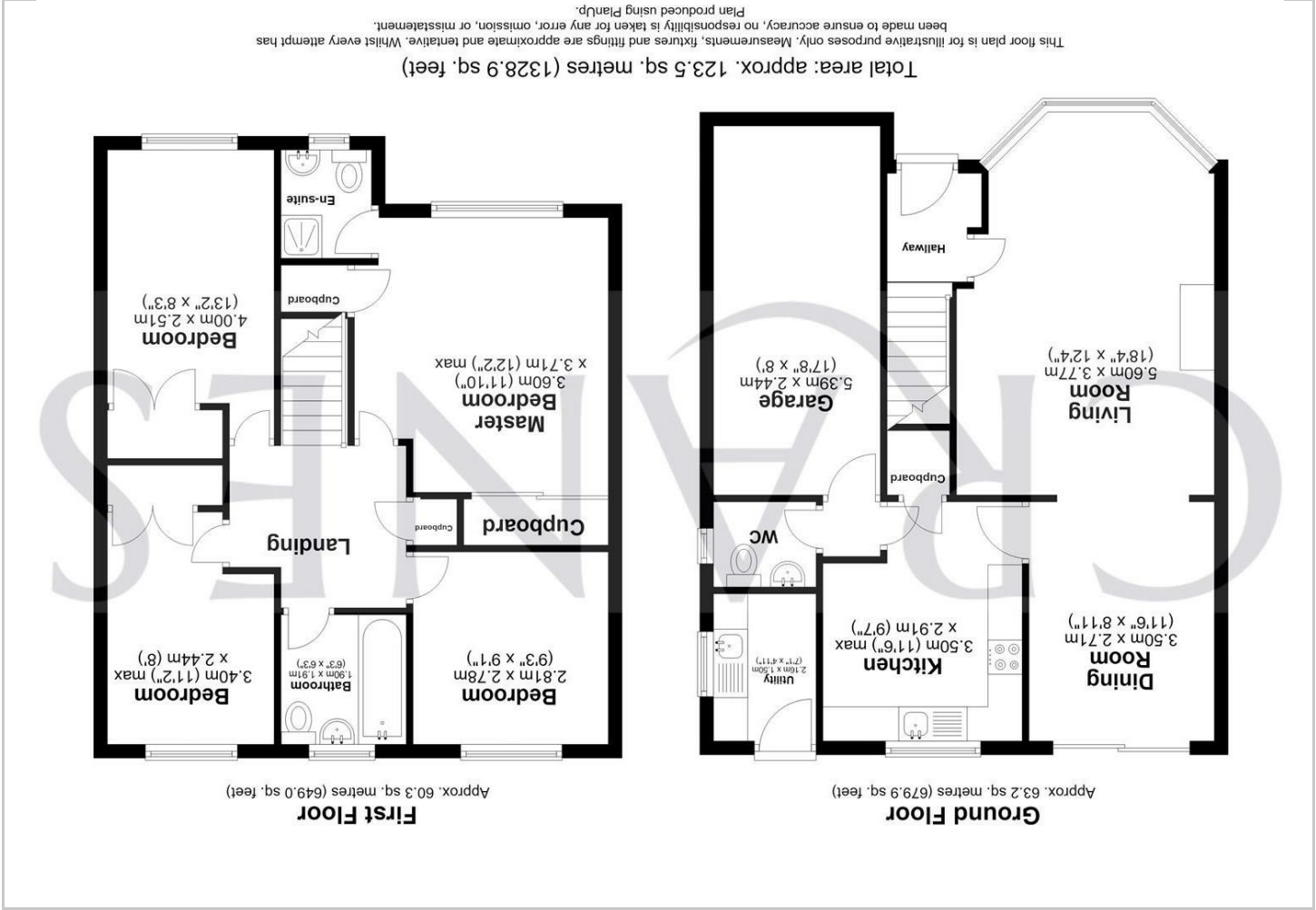


LIVING ROOM	18'4" x 12'4" (5.6 x 3.77)
W/C	
DINING ROOM	11'5" x 8'10" (3.5 x 2.71)
KITCHEN	11'5" x 9'6" (3.5 x 2.91)
UTLITY	7'1" x 4'11" (2.16 x 1.5)
MASTER BEDROOM	11'9" x 12'1" (3.6 x 3.7)
EN-SUITE	
BEDROOM TWO	13'1" x 8'2" (4 x 2.51)
BEDROOM THREE	11'1" x 8'0" (3.4 x 2.44)
BEDROOM FOUR	9'2" x 9'1" (2.81 x 2.78)
BATHROOM	6'2" x 6'3" (1.9 x 1.91)
GARAGE	17'8" x 8'0" (5.39 x 2.44)





Floor Plans



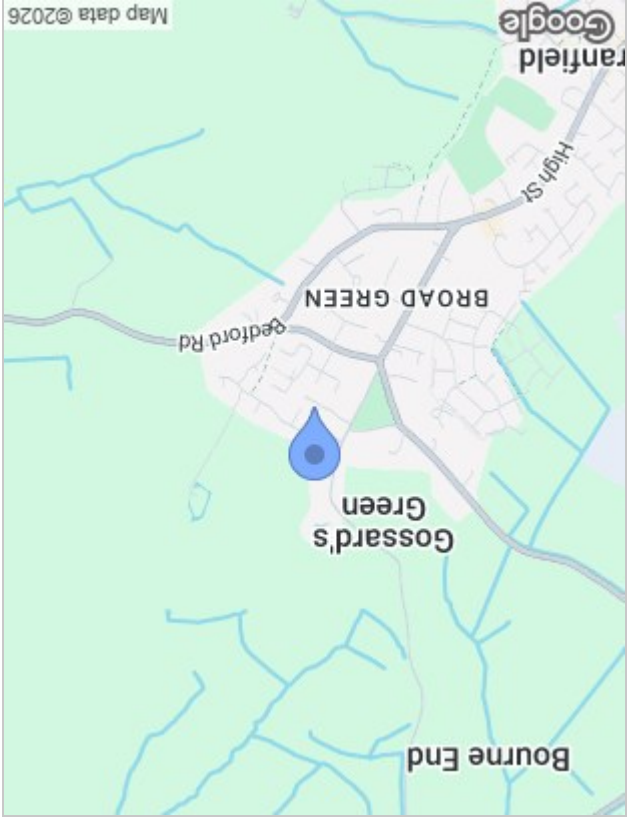
Viewing

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.

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 prior to purchasing.

England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs	G (1-20)	
	F (21-38)	
	E (39-54)	
	D (55-68)	
	C (69-80)	
	B (81-91)	
	A (92 plus)	
Very energy efficient - lower running costs	Current	
	Potential	
68		76
Energy Efficiency Rating		

Energy Performance Graph



Location Map