



Cause End Road, Wootton, Bedford, Bedfordshire MK43 9DB

WALDENS ESTATE AGENTS





Bedfordshire

£500,000

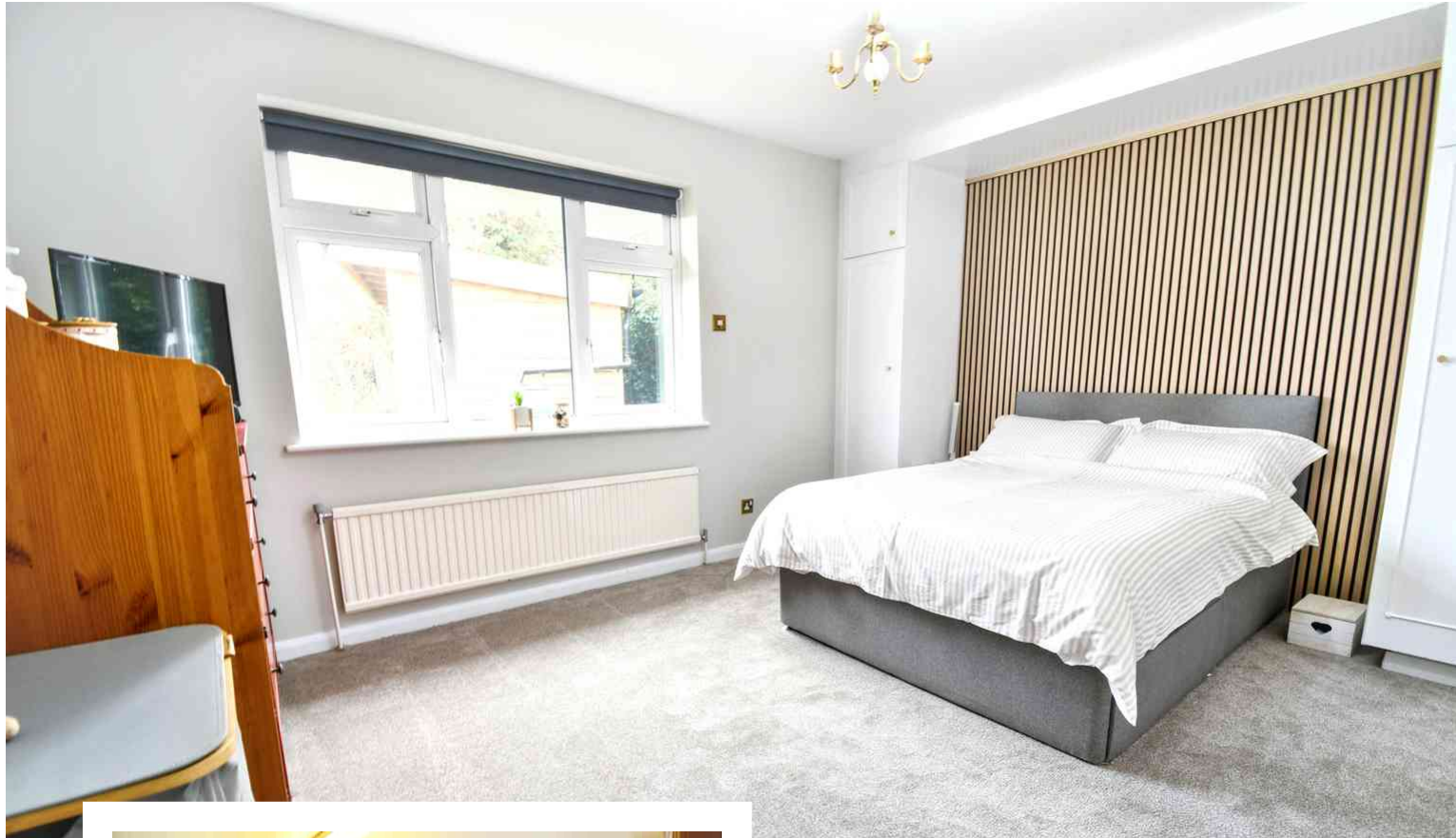
Set back from the road on a plot of approx. 0.2 acres. This immaculate detached bungalow is offered with no onward chain. Three double bedrooms, recently replaced boiler installed by the current owners. Planning permission has been approved for : One & two storey front, side & rear extensions. Loft conversion & flat roof veranda link to proposed garage conversion. (25/00690/FUL) Externally, there are two bespoke timber cabins with power and lighting, offering excellent versatility.

- Three Double Bedrooms
- Ample Off Road Parking
- Garage
- Recently Installed Gas Boiler
- No Onward Chain Complications
- Walking distance to amenities & schools
- Two Bespoke Timber Cabins With Power & Light
- Planning permission has been approved for : One & two storey front, side & rear extensions. Loft conversion & flat roof veranda link to proposed garage conversion. (25/00690/FUL)



- Council Tax Band D
- Energy Efficiency Rating E

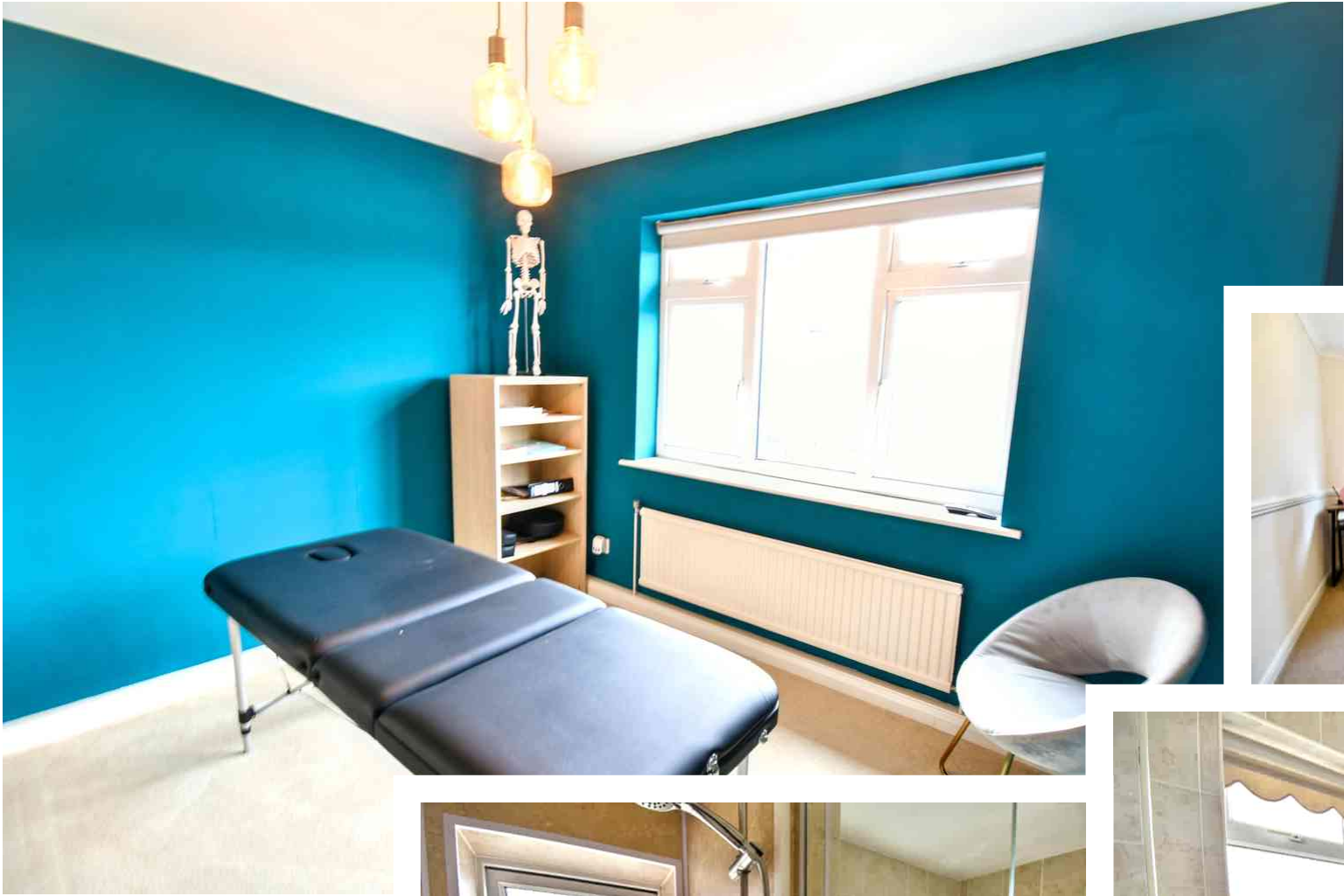




The property is entered via a spacious entrance hall, with the kitchen positioned to the front offering a good range of storage cupboards, built-in oven and hob, and space for a fridge/freezer and washing machine. A large front-facing window provides plenty of natural light, and a door gives direct access to the driveway. The lounge/diner is a bright and well-proportioned room featuring large windows and double doors opening onto the rear garden. The space comfortably accommodates both lounge furniture and a dining table. There are three double bedrooms and a shower room which has been replaced by the current seller. The shower room has been reconfigured to provide a generous walk-in shower, low-level WC and wash hand basin, and benefits from two windows making it light and airy. Externally, the rear garden is mainly laid to lawn and measures approximately 88ft x 55ft. The garden includes two bespoke barns. The larger cabin is ideal for use as an office, games room or occasional guest bedroom and benefits from double-glazed windows, inset spotlights and multiple power points. The smaller cabin, currently used as a home office, also has lighting, power and a window. The garage can be accessed from both the garden and the driveway. To the front, the garden is mainly laid to lawn with shrubs providing privacy. A long driveway leads to the garage and offers additional off-road parking. Please note: Planning permission has been approved for : One & two storey front, side & rear extensions. Loft conversion & flat roof veranda link to proposed garage conversion. (25/00690/FUL)



The seller has advised there was historical subsidence, which has been rectified.

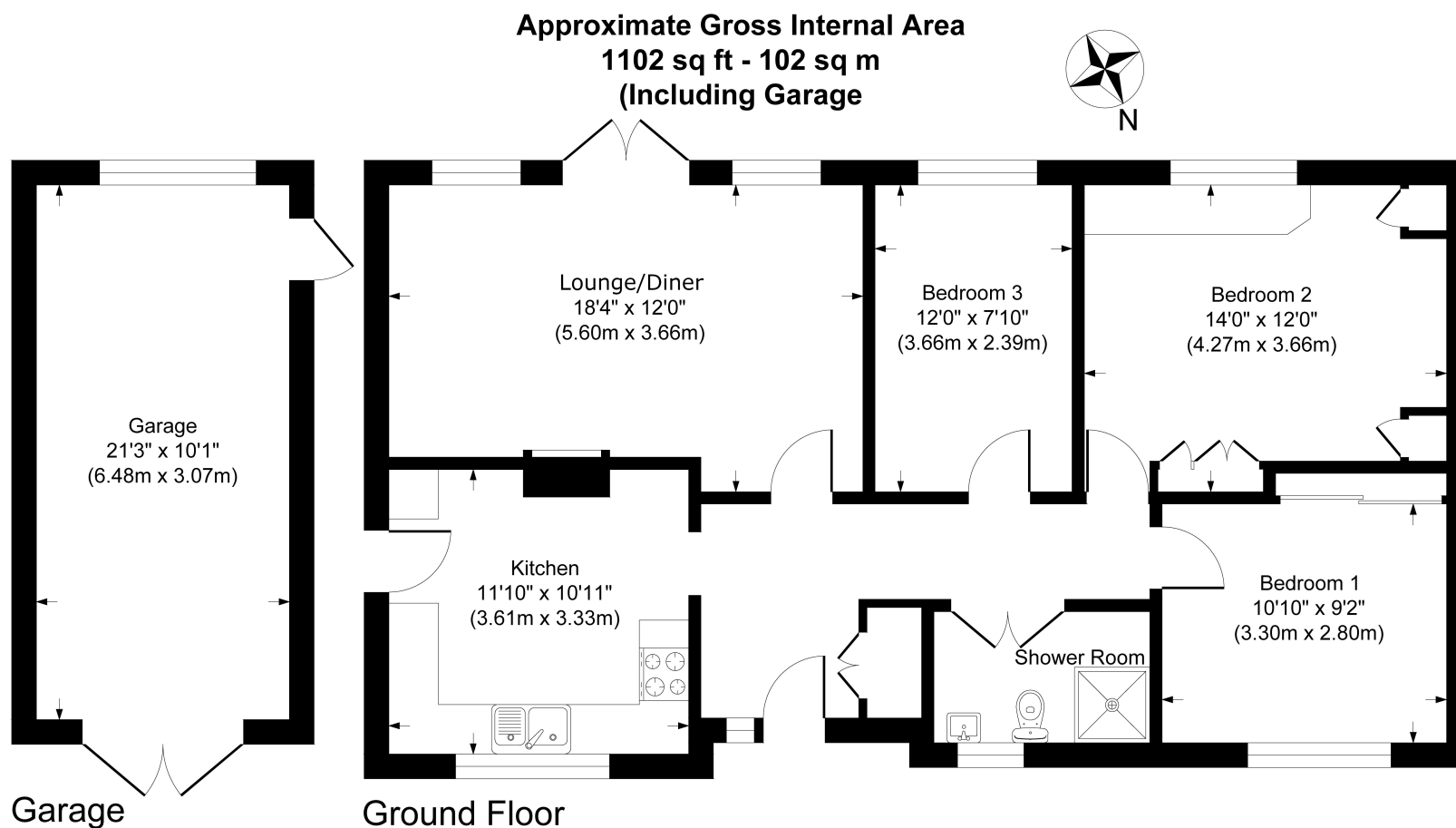






Wootton offers a range of local amenities, including convenience stores, a post office, village hall, and pubs serving food, all contributing to a strong sense of community. Easy access to Bedford and surrounding towns. Major routes such as the A428, A421, and M1 are all within easy reach. Families will appreciate the local schools, with Wootton Upper School and Wootton Lower School also nearby.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	50	83
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

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