

TALISMAN

PROPERTY AGENTS



Asking Price of £400,000

High Street, Great Barford

MK44 3LB

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- CHAIN FREE
- Substantial three-bedroom detached family home
- Prime location within a popular village
- Extended to front & rear elevations
- A wealth of impressively spacious & versatile accommodation throughout
- Incredible 23'9 ft master bedroom
- Multiple bathroom suites & downstairs WC
- Generously sized & fully enclosed rear garden
- Connected garage with power & light
- Ample & securely gated off-road parking

Council Tax Band: D

Main Description

****CHAIN FREE**** Settled in a prime location within the wonderful Bedfordshire village of Great Barford is this substantial three-bedroom detached family home, which has been extended to both front & rear elevations, whilst boasting a wealth of incredibly spacious and versatile accommodation throughout all levels. Whilst requiring modernisation, there are no doubts about the generous amount of space and potential on offer within this home. Comprising of an 'L' shaped 18ft x 17ft living room, 'L' shaped kitchen/diner measuring at 21ft x 15ft, offering great storage options as well as space and plumbing for all your white good essentials, separate diner/family room and WC on the ground floor. The first-floor amazes further with its master bedroom, measuring at almost 24ft in length with integrated storage space, heaps of layout potential and access to your very own en-suite. In addition, you will find another double bedroom serving as bedroom two, and single bedroom which serves as bedroom three, as well as family bathroom.

What is more, is that you'll be spoilt by further generosity externally, with the inclusion of a large and fully enclosed rear garden, which is also accessible via the sliding patio doors from the diner/family room, connected garage with power & light, and a secure gated tandem driveway which extends out further to make for additional ample off-road parking to the front of the property. The front exterior is welcoming and beautiful, with partial low-hedging enclosure and a delightful border laid to a decorative shingle. An in-person viewing is advised to obtain a just perception of the fantastic space and versatility on offer throughout this family home.

Being situated on the High Street of the village makes for great convenience, as the Great Barford Post Office / Convenience Store is within easy reach, as well as other shops, restaurants, schools, and additional amenities.

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Rooms & Dimensions

Entrance hall:

UPVC double glazed front door upon entry, obscured UPVC double glazed window to front aspect, doors off to:

Cloakroom:

Obscured UPVC double glazed window to front aspect, WC and radiator.

Living room:

(L shaped maximum) 5.3m x 5.5m (17' 5" x 18' 1") UPVC double glazed window to front aspect, radiator, staircase leading to first floor accommodation, door off to:

Kitchen / Diner:

(L shaped maximum) 5.3m x 6.5m (17' 5" x 21' 4") UPVC double glazed window to rear aspect, a range of matching worktops and kitchen units, 1 & 1/2 bowl kitchen sink, spaces for undercounter fridge and freezer, spaces and plumbing for dishwasher, washing machine and tumble dryer. Understairs storage cupboard with shelving and housing fuse box and electric meter. Radiator and obscured UPVC double glazed door leading to tandem driveway.

Dining room / Family room:

2.47m x 3.75m (8' 1" x 12' 4") Radiator and UPVC double glazed sliding patio doors leading to rear garden.

Staircase & Landing:

UPVC double glazed window to side aspect, over stairs storage cupboard, airing cupboard housing gas fired combination boiler. Doors off to:

Master bedroom:

(L shaped) 4.82m narrowing to 3.17m x 7.24m (15' 10" x 23' 9") UPVC double glazed window to rear aspect, large four-door fitted wardrobe, loft hatch and radiator X2.

En-suite:

1.82m x 1.95m (6' 0" x 6' 5") Three-piece suite, obscured UPVC double glazed window to side aspect.

Bedroom 2:

2.73m x 3.46m (8' 11" x 11' 4") UPVC double glazed window to front aspect and radiator.

Bedroom 3:

2.52m x 2.6m (8' 3" x 8' 6") UPVC double glazed window to front aspect and radiator.

Family bathroom:

2m x 1.6m (6' 7" x 5' 3") Three-piece suite, obscured UPVC double glazed window to side aspect.

(Externally)

Garage:

2.97m x 4.75m (9' 9" x 15' 7") Joint and set back from the rest of the property, power & light connected with manual up & over door and door leading to rear garden.

Rear garden:

Fully enclosed by timber fencing, laid mainly to lawn with patio slabbed area, borders with established plants, shrubs and trees. Timber shed, outdoor tap and outdoor light.

Tandem driveway:

Secure gated tandem style driveway providing off-road parking. Housing gas meter and outdoor light.

Front:

Enclosed by hedging and timber fencing. Further ample off-road parking and shingle laid section.

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Location

Great Barford is a thriving Bedfordshire village located to the north east of the main county town of Bedford and is renowned for both its great popularity and history, where you can find the All Saints Church with 15th century tower, as well as the ancient bridge, which connects you to the neighbouring villages over the the River Great Ouse, and is also a hot spot for canoers, walkers and picnic goers during the warmer seasons. The village is also known for its flourishing community, with an abundance of local shops, restaurants and other amenities such as the Great Barford Post Office / Convenience store located on the high street, local schools such as the Great Barford Primary Academy and Alban Academy, The Anchor Inn public house, Great Barford Surgery, and Bedford Road contains The Golden Cross Chinese Restaurant, Indian & Nepalese takeaway, public store and coffee shop, all of which are currently at present. Great Barford village is situated in a rather ideal central position to both Bedford and St. Neots, with mainline roads being easily accessible such as the A1(M) and A421 which links to Milton Keynes and the M1(M). Mainline train stations are within proximity for those that commute, with the nearest trainline being in Sandy which is approximately 5.1 miles away, or Bedford trainline (approximately 6.3 miles away) that provide regular journeys to London Kings Cross or St Pancras International.

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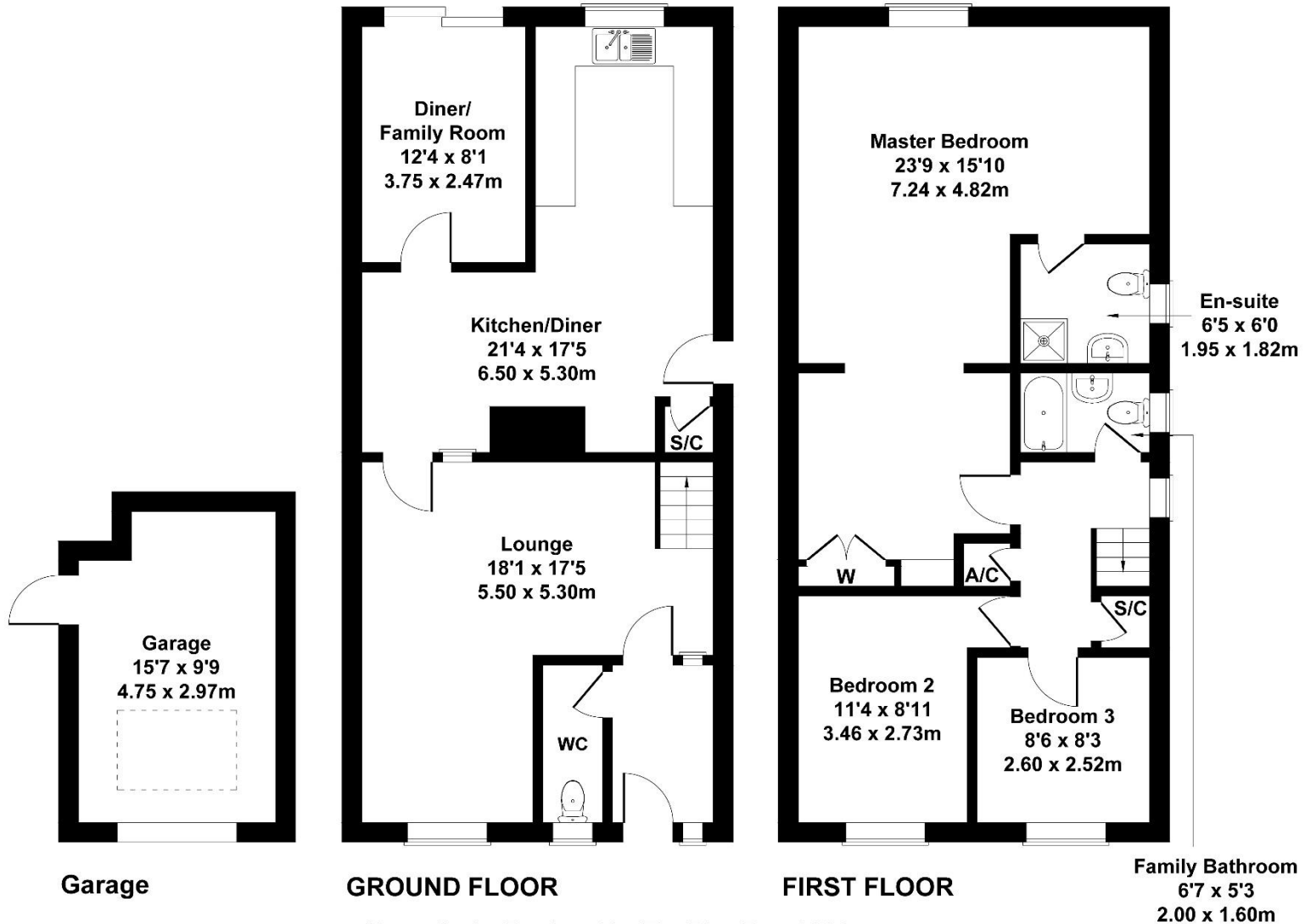
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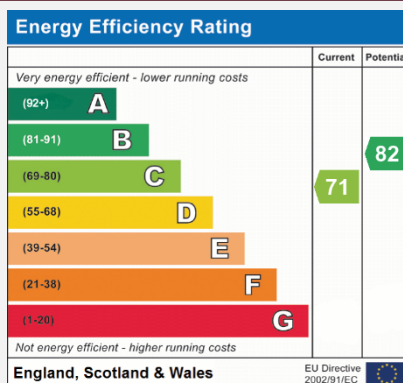
High Street, Great Barford, Bedford, MK44 3LB

Approximate Gross Internal Area
1528 sq ft - 142 sq m



Not to Scale. Produced by The Plan Portal 2024
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EPC Rating: C



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Nearby schools, amenities & transport links:

Local schools within 3 miles:

- Great Barford Church of England Primary Academy
 - Alban Academy
- Roxton Church of England Academy
 - Sandy Secondary School

Amenities:

- Great Barford Post Office / Convenience Store (High Street)
 - Great Barford Surgery (Silver Street)
 - Village Food Store (Bedford Road)
- Tesco Superstore (Approximately 4.1 miles - Riverfield Drive, Bedford)

Transport links, main roads & motorways:

- A421 & A1(M)
- Sandy Railway Station (Approximately 5.1 miles)
- Bedford Railway Station (Approximately 6.4 miles - Ashburnham Road, Bedford)



Talisman Property Agents

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