



Arundel Road, Marston Moretaine, Bedford MK43 0JZ



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Marston Moretaine
Bedford
MK43 0JZ

£400,000

Position within a Cul-de-sac location in the popular village of Marston sits this beautifully presented 3 Bedroom detached home with the added benefits of a utility room, En-Suite, Garage and parking.

- Beautifully Presented 3 Bedroom Detached Property
- Cul-de-Sac Location
- Off Road Parking for 2 Vehicles & A Garage
- Lounge
- Open Plan Kitchen/Dining Area
- Utility Room
- Garden Room
- En Suite & Fitted Wardrobes To Principle Bedroom
- Gas Central Heating

- Council Tax Band E
- Energy Efficiency Rating D



Ideally located close to the Bedford A421 Bypass with links to both M1 & A1, For keen walkers and nature lovers, there are plenty of walks nearby including The Forest Centre, Millennium Country Park and Stewartby Lakes, as well as fields and footpaths around the village.



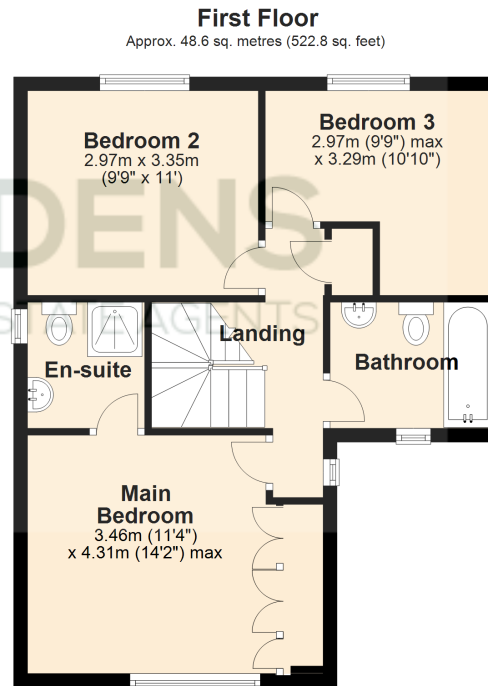
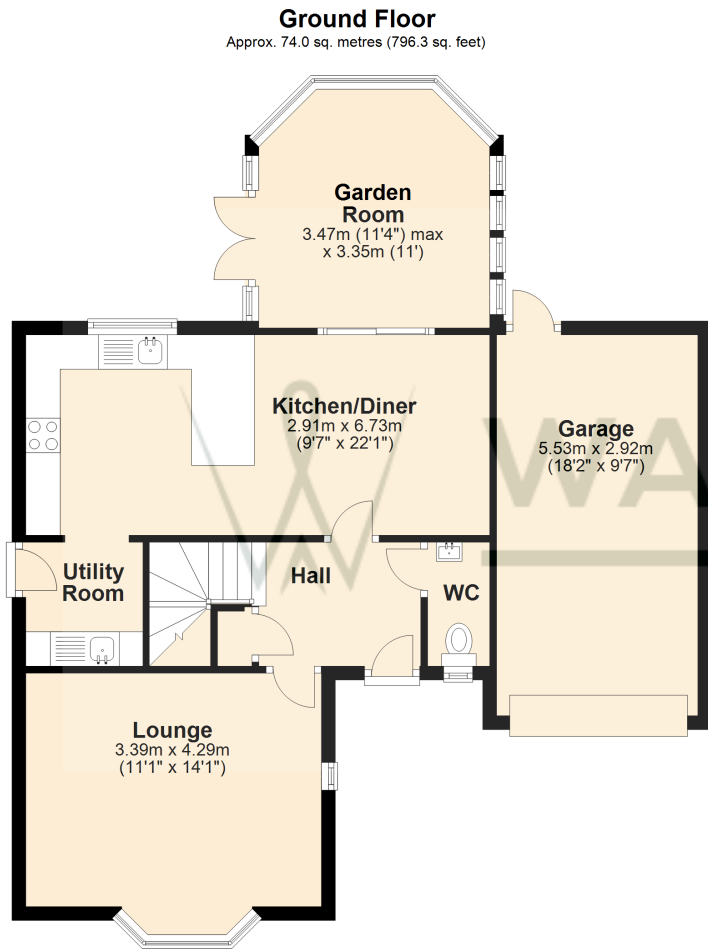
Explore the charm of this fantastic detached home, showcasing three well proportioned bedrooms with the principle bedroom being served by an en suite shower room. A ground floor garden room ideal for home working and a convenient ground floor WC & utility. The focal point is the spacious kitchen/dining room with ample base and eye level units, integrated appliances and Quartz worksurfaces over.

Upstairs, the first-floor landing leads to the Main bedroom suite, two further bedrooms and the family bathroom. Main bedroom has built in wardrobes with 2 good sized doubles and 1 single room. The principle bedroom overlooks the front of the property and has an ensuite shower room with pedestal basin and WC. Main bathroom has a heated towel rail, panelled bath with shower, concealed low level WC & a pedestal wash hand basin with a frosted window to the front aspect.

Outside Rear: The delightful back garden has been lovingly cared for and features slate chipping edged borders. To the immediate rear of the property is a patio providing an ideal spot for al fresco entertaining and there is a good sized area of lawn.

Outside Front: The driveway provides parking for 2 vehicles & leads to the garage with an up and over door. There is a side access path leading to the rear garden with the garden laid to lawn.





Total area: approx. 122.5 sq. metres (1319.0 sq. feet)

This floor plan is for illustrative purposes only. The total size does include outbuildings and is an approximate. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		67
(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