



Great Barford, Bedford MK44 3HU





## 3 Bedroom Detached Bungalow £500,000 Freehold

A detached, three bedroom, chain free Bungalow with huge potential. Already offering 1700sqft of accommodation this property could be further extended (STPP) and modernised to create a truly unique home!

- Chain free
- Double garage
- Cul-de-sac location
- 1700 sq ft of accommodation
- Driveway for up to 5 cars
- Potential to extend (STPP)
- 21ft living room
- Desirable village
- Private wrap around garden
- EPC rating D. Council tax band E

#### Ground Floor

##### Entrance Hall:

Entry via front door which leads to the hallway. Ceramic tiles. Airing cupboard. Doors to kitchen, bathroom, bedroom one and bedroom two. Radiator.

##### Living Room:

Abt. 21' 5" x 12' 1" (6.53m x 3.68m) Measuring a generous 21ft in length with feature gas fire and marble hearth. Double glazed window. Sliding doors leading to conservatory. Carpet flooring.

##### Kitchen:

Abt. 13' 9" x 12' 9" (4.19m x 3.89m) A range of oak wall and base units, integrated eye-level gas oven and hob, dishwasher, stainless steel sink and drainer. Ceramic tiled flooring. Three-seater breakfast bar. Glazed doors through to hallway. Door to utility and living room. Window overlooking garden.

##### Utility Room:

Wall and base units, stainless steel sink and drainer. Under counter space for freestanding fridge or freezer and washing machine. Ceramic tiled flooring. Door to garden.

##### Dining Room:

Abt. 14' 2" x 9' 1" (4.32m x 2.77m) A bright space with window overlooking the garden. Carpet flooring. Radiator.

##### Conservatory:

Abt. 12' 2" x 7' 4" (3.71m x 2.24m) Modern UPVC structure with french doors leading to garden. Ceramic tiled flooring.

##### Bedroom One:

Abt. 13' 3" x 13' 1" (4.04m x 3.99m) A large double bedroom with mirrored sliding wardrobes. Door to en-suite shower room. Carpet flooring. Double glazed window. Radiator.

##### En-Suite:

A modern suite comprising of a double width shower, wash hand basin with fitted storage and WC. Laminate flooring. Obscured double glazed window.

##### Bedroom Two:

Abt. 14' 10" x 8' 1" (4.52m x 2.46m) A large double bedroom with carpet flooring and built in wardrobe. Double glazed window. Radiator.

##### Bedroom Three:

Currently used as a snug but could make for an ideal home office or single bedroom. Carpet flooring. Double glazed window. Radiator.

##### Bathroom:

A three piece suite comprising of WC, wash hand basin and bath. Obscured double glazed window. Laminate flooring. Radiator.

##### Outside

##### Gardens and Parking:

The rear garden mainly faces South and is laid to lawn with a patio area for outdoor furniture and privacy protected with mature trees around the perimeter. Access to the double garage via an electric rolling door or single door to rear. To the front is a block paved driveway for up to six cars. Subject to planning permission, the property could be further extended to create additional bedrooms or larger reception rooms to suit individual needs.

##### About The Area:

Great Barford is a picturesque village which hosts a range of amenities including a local shop, Chinese restaurant, village hall, church and two public houses. The Anchor pub is a popular choice as it overlooks the Great River Ouse and offers great countryside walks nearby.

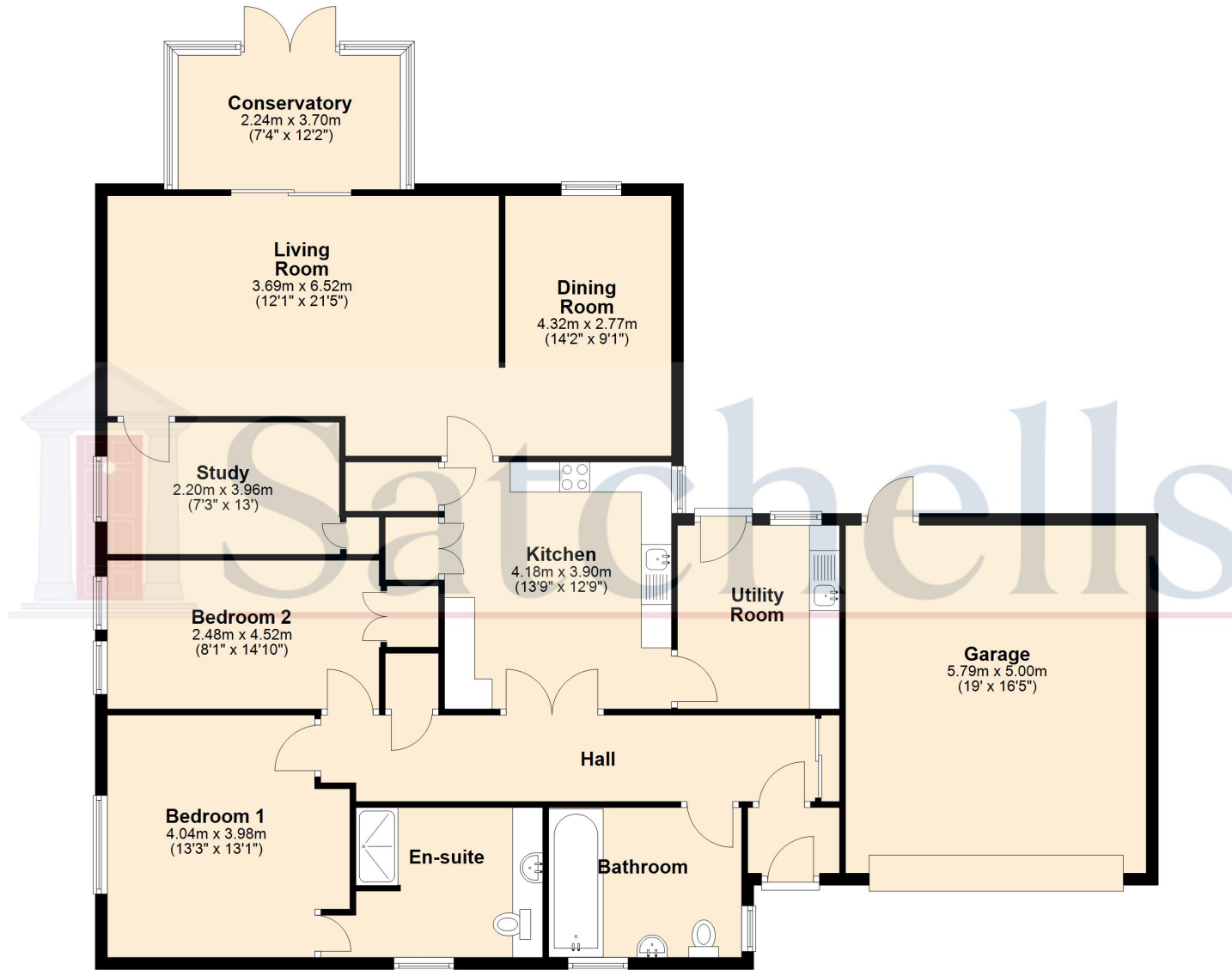
This property is ideal for commuters with excellent road links with the A1 and A421 which is currently being upgraded to provide a direct route to Cambridge. Mainline train stations can be found at Sandy just 5.5 miles away and Bedford 7.3 miles away with regular trains into London Kings Cross and St. Pancras in around 40 minutes.



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## Floor Plan



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.  
The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.