



Tithe Barn Road, Wootton, Bedford, Bedfordshire MK43 9EZ



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£330,000

Viewing is advised to appreciate this impressive and immaculate 3 Bedroom extended terraced property. Having undergone an extension to the rear providing spacious living space with Bi-fold doors onto the rear garden. With a stylish modern kitchen with built in appliances. Two bathrooms, garden and off road parking.

- 3 Bedroom extended terraced property
- Entrance hall
- Lounge
- Modern & Stylish kitchen with integrated appliances
- Sitting room with Bi-fold doors to rear garden
- Modern downstairs bathroom
- 3 Bedrooms & Shower Room on the first floor
- Front garden providing off road parking
- Rear garden laid to lawn with decking area

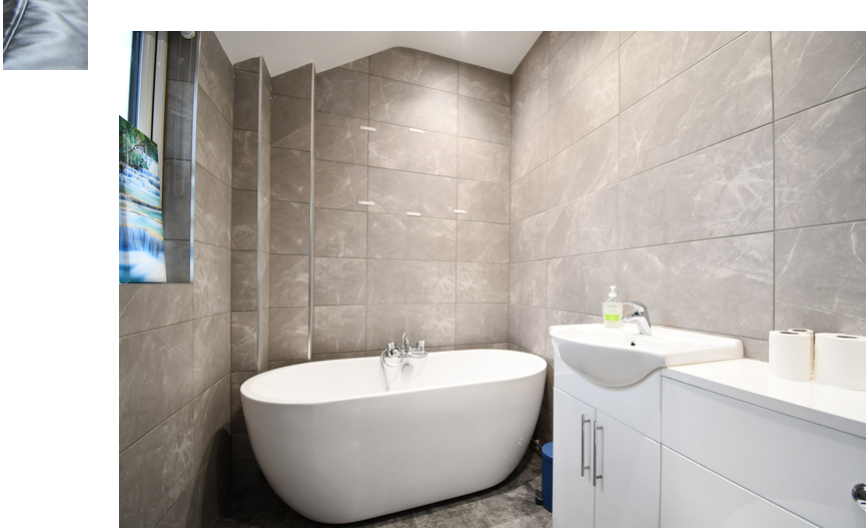
- Council Tax Band B
- Energy Efficiency Rating C



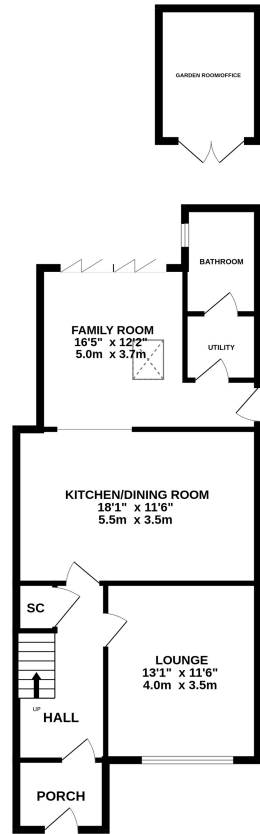
Wootton is an ideal village for commuters, with A roads close by. Schools are in close proximity as well as shops and restaurants/pubs too.



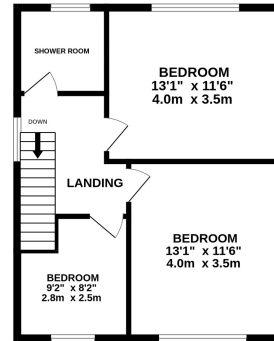
Entrance porch which leads you into the hallway with stairs to first floor. Door to lounge with window to front aspect. Kitchen with a range of units with integrated fridge freezer. Built in oven and hob, breakfast bar area with seating. Opening which leads to the extension part of the property which is currently used as a sitting room with Bi-Folds out onto the rear garden. Bathroom with freestanding bath, vanity wash hand basin and W.C. On the first floor there are two double bedrooms and one single. Shower room with walk in shower, vanity wash basin and W.C. On the outside the rear garden with large paved area with remainder laid to lawn, decking area at the rear. Outbuilding which has been converted and could make the perfect home office. Front is laid to hard standing providing off road parking.



GROUND FLOOR
783 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 1277 sq.ft. (118.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	76	
(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	