



15, Foster Way

Wootton, Bedford,

MK43 9ER

£240,000



COUNTRY
PROPERTIES
SARF & HUNTERS

**** PACK YOUR BAGS AND MOVE IN ** IMMACULATE 3 BEDROOM FAMILY HOME ** HIGHLY DESIRABLE VILLAGE OF WOOTTON** NON OVERLOOKED REAR GARDEN ** GARAGE AND PARKING ****

In brief the property comprises, entrance hall, lounge, kitchen diner, 3 bedrooms, Family bathroom, large single garage, off road parking for 2 cars and non overlooked rear garden.

Wootton is a large village situated to the South-West of Bedford, which is ideally placed for the A421 bypass which links the A1, M1 and A6. The village offers an array of amenities, three small supermarkets one being a Tesco express, Doctors surgery, dentist, hair salon, Legstrap restaurant, pubs and regular bus services in Bedford all within walking distance from Foster Way. There is also numerous Countryside walks. The village has regular community events and activities with plenty of societies and sports clubs for people of all ages, while families will appreciate that there are also schools for children of all ages just a short distance away. Marston Vale Millennium Country Park, with its wetlands nature reserve and treetop walkway, is on the doorstep and is a great place for peaceful walks, cycle rides, picnics and wildlife spotting. Wootton is perfectly positioned in the peaceful Bedfordshire countryside between Bedford and Milton Keynes, with both having a fantastic range of shopping, leisure and entertainment facilities on offer.

- Open plan kitchen/diner with patio doors onto rear garden
- Great commuter access to M1 and A421
- UPVC double glazing and gas central heating throughout
- Well regarded school catchments
- Non overlooked rear garden
- Garage and offroad parking
- Ready to move in to
- Immacuately presented throughout

Ground Floor

Entrance Porch

Circular port hole style window to the left side. Door leading to:

Lounge

17' 2" x 11' 11" Full carpeted lounge. Stairs to first floor landing with built-in storage cupboard under. TV point. Radiator. Double glazed window to front.

Kitchen Dining Room

17' 2" x 11' 11" Range of extensive eye and base units. Butler sink. Tiled splashbacks and slate tiled flooring. Built-in gas hob. Space and plumbing for washing machine and tumble dryer. Built-in storage cupboard. Radiator. Double glazed window to side. Double doors to rear garden

First Floor

Landing

Access to loft space, three bedrooms, bathroom and airing cupboard where boiler is situated.

Bedroom One

11' 3" x 8' 6" Range of built-in wardrobes. Radiator. Double glazed window to front. Fully carpeted

Bedroom Two

11' x 9' 2" (3.35m x 2.79m) Range of built-in wardrobes. Radiator. Double glazed window to rear. Fully carpeted

Bedroom Three

8' 6" x 7' 4" Fully carpeted large single bedroom with radiator and double glazed window to front

Bathroom

White suite comprising of panelled bath with mixer tap, electric shower, pedestal wash hand basin and low level wc. Fully tiled walls. Heated towel rail. Double glazed window to rear.

Outside

Front Garden

Laid mainly to lawn with flower and shrub borders.

Rear Garden

Non overlooked rear garden, Laid mainly to lawn with well stocked flowers and a pond. Gated access to rear leading to parking. Door leading to Garage

Garage

This large single garage has plenty of storage space. Room for car and separate storage area.



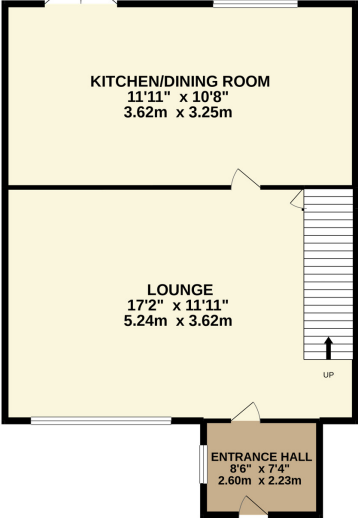
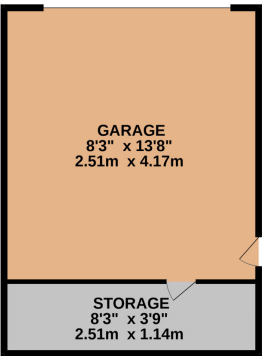


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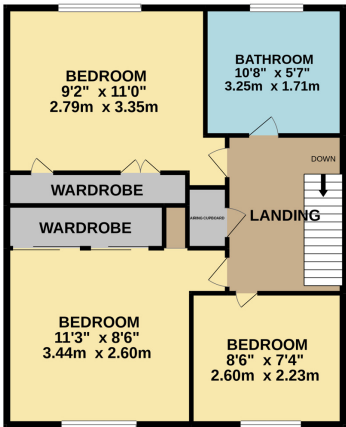


Floor Plans

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Viewing by appointment only

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