

# 9 WELLS ROAD

RISELEY • BEDFORD • MK44 1DY



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## KEY FEATURES

- Bi Fold Doors Across the Rear
- Kitchen with Integrated Dishwasher, Fridge Freezer, Double Oven, Microwave
- Fully Alarmed Motion Sensor Zoned Areas
- USB Charging Points
- Summer House with Power and Light
- Composite Decking with Lights
- Built in Wardrobes
- New Boiler in 2021
- Downstairs Cloakroom

This excellent modern family home has been upgraded by the present owner to offer exceptionally spacious accommodation, including a FULLY RE-FITTED kitchen/breakfast room with a comprehensive range of cabinets and integrated appliances which include, dishwasher, fridge freezer, microwave and double oven, with the adjacent lounge offering wonderful entertaining space. There are three excellent bedrooms and a family bath-room with both bath and separate shower.

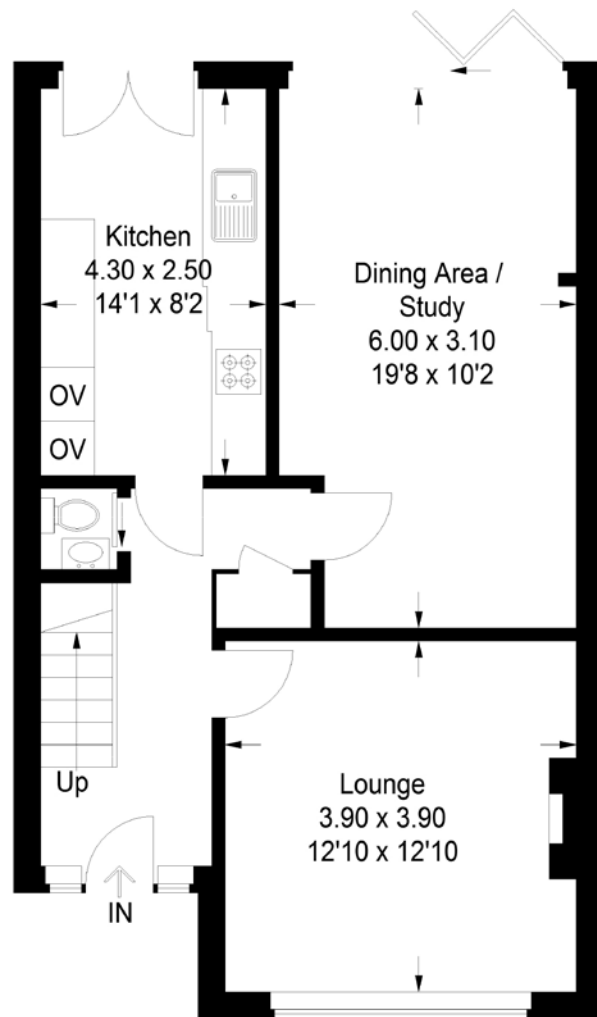
The property features gas central heating and double glazing in grey and white and is well situated in a traffic-free location within this popular and well served village. Outside, there is a neat lawned frontage and an en-closed rear garden with gated access, paved pathway, lawn, flint and decked areas and brick-built store, summer house, plus a GARAGE in the nearby courtyard



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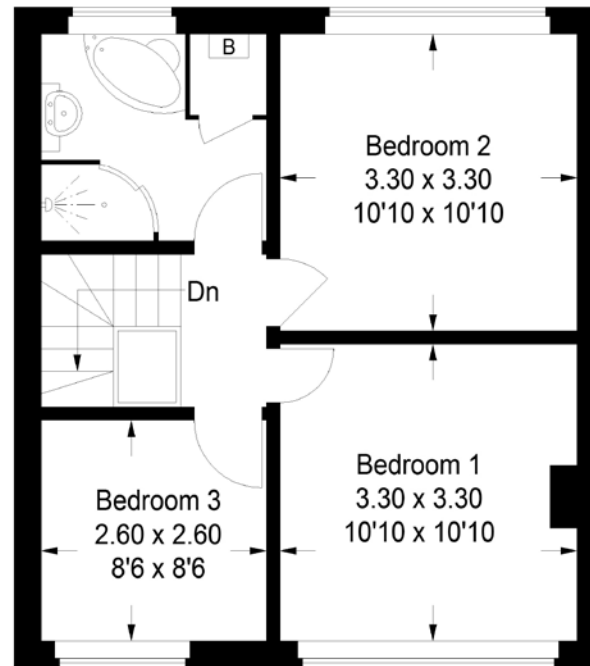
Price £325,000

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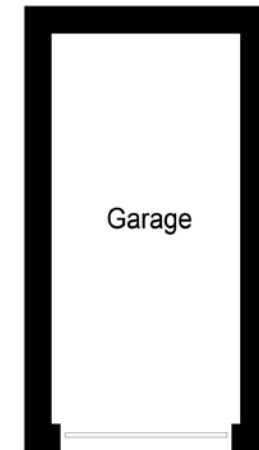


**Ground Floor**

Approximate Gross Internal Area (Excluding Garage) = 98.2 sq m / 1057 sq ft



**First Floor**



(Not Shown In Actual Location / Orientation)

**THE VILLAGE**

Riseley is a very popular North Bedfordshire village, with excellent access to amenities in Bedford, Kimbolton and St. Neots. The village has its own primary school and is within the catchment of Sharnbrook Academy. There is a popular public house/restaurant, general store and police station. There are opportunities to be part of a wide range of community groups. Nearby Bedford and St Neots mainline railway stations offer fast and frequent services to London's St Pancras International station. Bedford's southern bypass (A421) links with the M11 at Junction 13.



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