



Shawbury Street, New Cardington, Bedford, Bedfordshire MK42 0DN

WALDENS ESTATE AGENTS



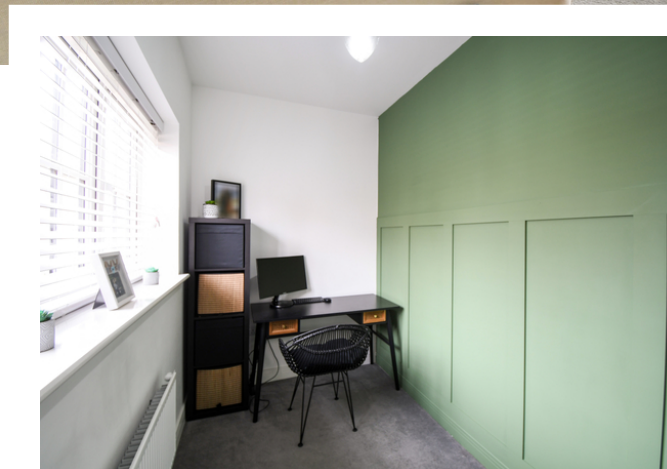
Shawbury Street
New Cardington
Bedford
Bedfordshire
MK42 0DN

£475,000

An extremely spacious and immaculate four double bedroom home, set over two floors with study, good sized lounge, fully fitted kitchen, generous dining area, utility room and study. En-Suite to main bedroom, Detached garage with ample parking and good sized rear garden.

- Four Double Bedroom Detached Home
- Study/Home Office
- Separate Lounge Overlooking Rear Garden
- Kitchen/Dining Room
- Utility Room
- En-Suite to Main Bedroom
- Good Sized Garden
- Garage with good sized driveway
- Close to Parks & Playing Field
- Easy access to A421/A600

- Council Tax Band E
- Energy Efficiency Rating B



New Cardington is located conveniently for access to the A421, A600 and A428. The area itself has a wide range of amenities with numerous parks dotted throughout the

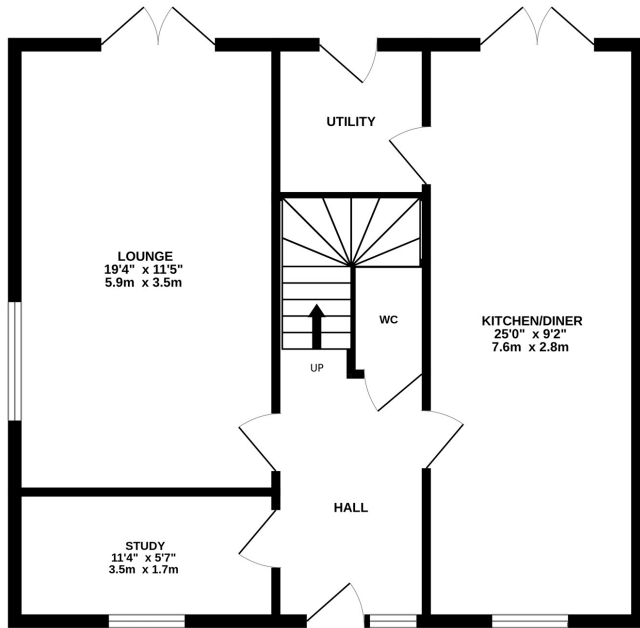


Beautifully presented four double bedroom home on the 'New Cardington' Development. Built by Bellway in 2020 and known as 'The Misbourne' offers generous sized rooms over two floors. Entering the property you're greeted by a good sized hall high ceilings throughout, which enables a lot of natural light to follow throughout the property. The home office has recently been decorated and has stylish decorative panel feature wall and faces the front of the house. The lounge is a spacious warm room with lots of natural light facing the rear of the property with double doors opening onto the rear garden. The kitchen/diner runs front to back again with natural light flowing in from window to the front and double doors to the rear. Kitchen has lots of cupboard space and an array of built in appliances. The utility room has plumbing for washing machine and additional cupboards and a handy under stairs storage cupboard, door to the rear garden. The downstairs cloakroom is white with low level WC and wash hand machine. Upstairs a generous sized landing allows access to four true sized double bedrooms. The main bedroom comes with built in wardrobes and a generous en-suite with double shower, low level WC and wash hand basin. The main bathroom finishes off the upstairs with low level WC, bath and pedestal wash hand basin panel bath and separate fully tiled shower cubicle. Outside the rear garden wraps around the house and is fully enclosed and mainly laid to lawn. The seller has improved the garden area by adding a raised decking area ideal for entertaining. Personal access to the garage and gated access to the front. The front of the property has a sizeable drive with parking for at least three vehicles. Up and over door with power to the garage.

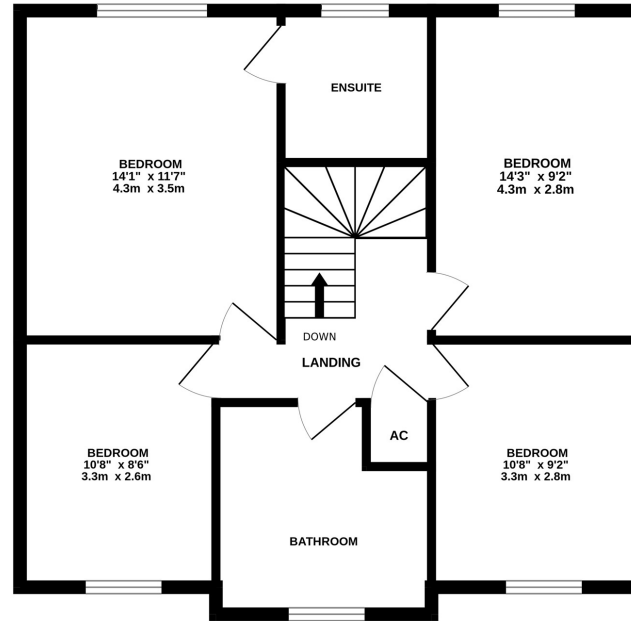
Please note there is a yearly management charge on this development.



GROUND FLOOR
674 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
685 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA: 1360 sq.ft. (126.3 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	85	
(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	

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