



Hawk Drive, Bedford Offers in Excess of £300,000

Separate living and kitchen spaces mean everyday life doesn't all have to happen in one room, with the option to shut the door when you need to | The kitchen gives you space to cook properly, sit down to eat, and open straight out to the garden when the weather allows | Three bedrooms offer flexibility for home working, guests or planning ahead, without forcing decisions on day one | A detached garage at the end of the garden works well for home working, storage or keeping work and home life separate | The garden is long enough to feel properly usable, easy to look after, and set up for everyday routines rather than projects | Early morning showers, evening soaks and family bathtimes are all covered, with a separate WC avoiding queues at busy times | Space that suits first-time buyers, growing households or downsizers who don't want to compromise as life changes | Off-road parking makes daily comings and goings simple on a settled residential street | Brickhill is a well-established part of Bedford, known for green spaces, woodland walks and a neighbourhood feel | Access into Bedford town centre, local schools and key routes is straightforward, without living right in the middle of it



GUIDE PRICE £325K TO £350K. If you're looking for a house that gives you proper living space, a garden you'll actually use, and flexibility as life changes, Hawk Drive does the sensible things well — without forcing you into compromises.

This is the kind of home that works whether you're buying your first place, planning a bit of headroom for the future, or downsizing without wanting to feel boxed in. There's enough space to live comfortably day-to-day, and enough flexibility to adapt as work, family or priorities shift.

The kitchen is set up for real use rather than show. There's room to cook properly, space for a table where meals don't end up balancing on knees, and a natural connection out to the garden that makes everyday routines - and summer evenings - easy. It suits people who enjoy cooking just as much as those who simply want a kitchen that works without getting in the way.

The living room is separate, which matters more than people often realise. It gives you a place to switch off, watch TV, read, or shut the door on the rest of the house when you need to. If you work from home part-time, that separation also helps keep work and downtime distinct.

When it's time to relax and recharge your batteries, the bedrooms give you options rather than pressure. Two of them comfortably take double beds, while the third works perfectly as a home office, nursery, dressing room or hobby space depending on what life looks like right now. You're not forced to decide on day one - the house flexes with you.

Early morning showers, evening soaks and family bathtimes are all covered here, while the separate WC means no queues when everyone's getting ready.

Outside, the garden is a real bonus. It's long enough to feel like proper outside space, simple to maintain, and laid out in a way that suits dogs, children, or just sitting outside without it becoming a project. The raised deck off the house is exactly where you'll end up on warm evenings, with doors open and life drifting outdoors.

At the end of the garden, the garage changes how this house can work. It's ideal if you need somewhere to work without giving up a bedroom, want space for storage or hobbies, or simply don't want bikes, tools or work equipment creeping into the house. And if you don't need it for that, the third bedroom still gives you flexibility inside.



Own a car? Off road parking to the rear makes daily coming and goings simple. No fighting for a space on a crowded street.

Hawk Drive sits in a well-established part of Brickhill, known for being settled, practical and well placed for everyday life. Green spaces and woodland walks are close by, schools are within easy reach, and getting into Bedford town centre or out towards key routes is straightforward - without living in the middle of it all.

This is a home that suits people who want space that earns its keep, a layout that supports real routines, and somewhere that won't need replacing just because life changes direction. If that sounds like you, it's well worth a closer look.

| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - C

| GROUND FLOOR

Living Room: Approx 12' 3" x 11' 11" (3.74m x 3.64m)

Kitchen / Diner: Approx 18' 4" x 10' 3" (5.60m x 3.12m)

| FIRST FLOOR

Bedroom One: Approx 13' 5" x 12' 1" (4.08m x 3.68m)

Bedroom Two: Approx 12' 0" x 9' 0" (3.67m x 2.74m)

Bedroom Three: Approx 9' 3" x 7' 7" (2.81m x 2.31m)

Bathroom: Approx 5' 7" x 4' 9" (1.70m x 1.45m)

Separate Toilet: Approx 5' 7" x 2' 9" (1.70m x 0.84m)

| OUTSIDE

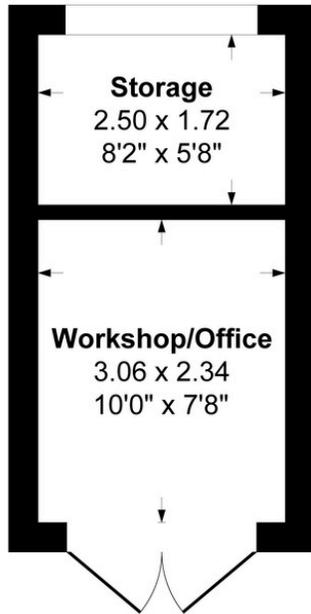
Workshop/Office: Approx 10' 0" x 7' 8" (3.06m x 2.34m)

Storage: Approx 8' 2" x 5' 8" (2.49m x 1.73m)



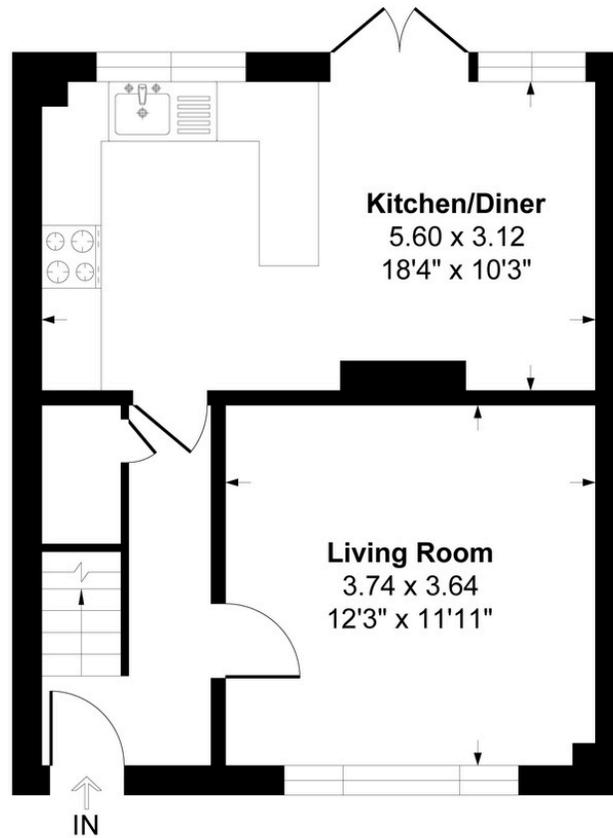
Outbuilding

Approx. 12.3 sq. metres (132.6 sq. feet)



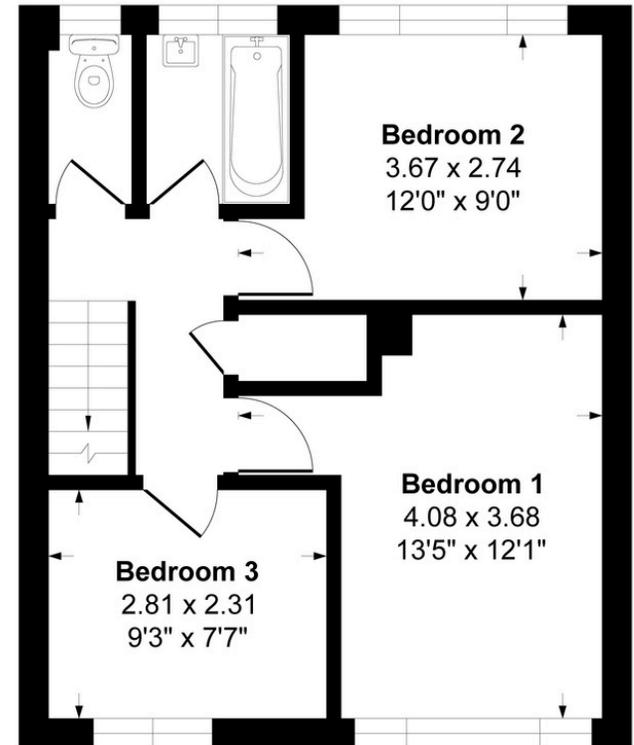
Ground Floor

Approx. 38.6 sq. metres (416.5 sq. feet)



First Floor

Approx. 38.6 sq. metres (416.5 sq. feet)



Total area: approx. 89.7 sq. metres (965.7 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC