



Foster Way, Wootton, Bedford MK43 9ER



Foster Way  
Wootton  
Bedford  
MK43 9ER

GUIDE PRICE £325,000

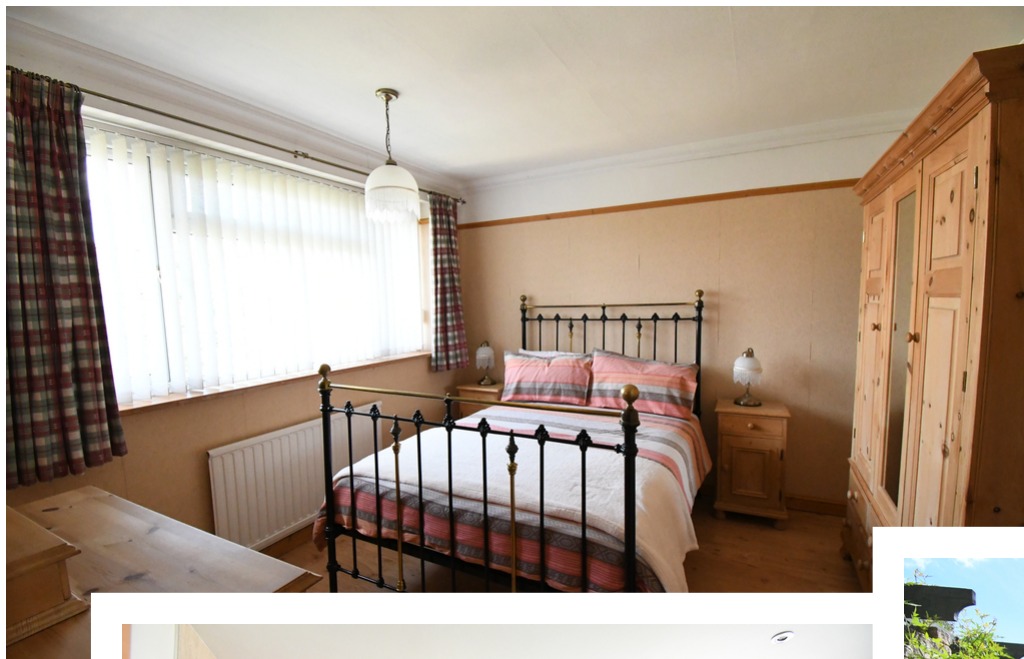
Internal viewing is advised to appreciate the accommodation that is provided with this double storey side extension. Large kitchen breakfast room, lounge / diner which is the full width of the property, utility room incorporating a cloakroom. Additional office room. 5 Piece upstairs bathroom suite. Four Bedrooms & Garage.

- Well presented 4 Bedroom property
- No chain
- Having undergone a two storey extension to the side providing excellent family accommodation
- Double glazed and gas central heating
- Lounge /Diner
- Kitchen/breakfast room
- Utility room and cloakroom
- 4 Bedrooms & 5 Piece bathroom suite
- Front & Rear gardens
- Garage

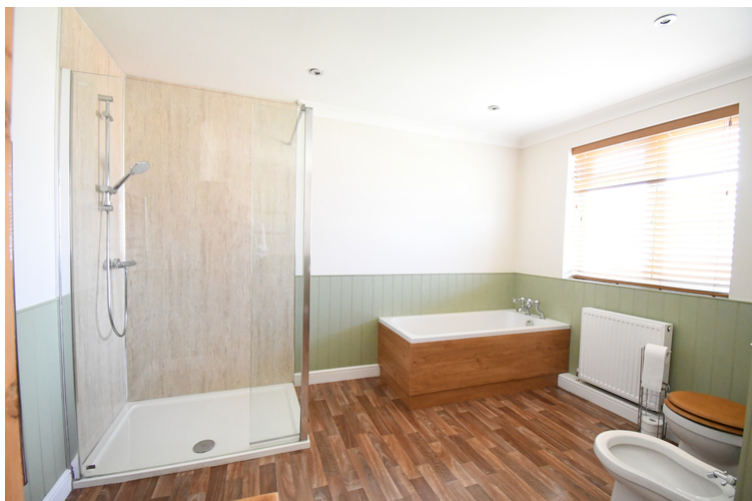
- Council Tax Band B
- Energy Efficiency Rating C



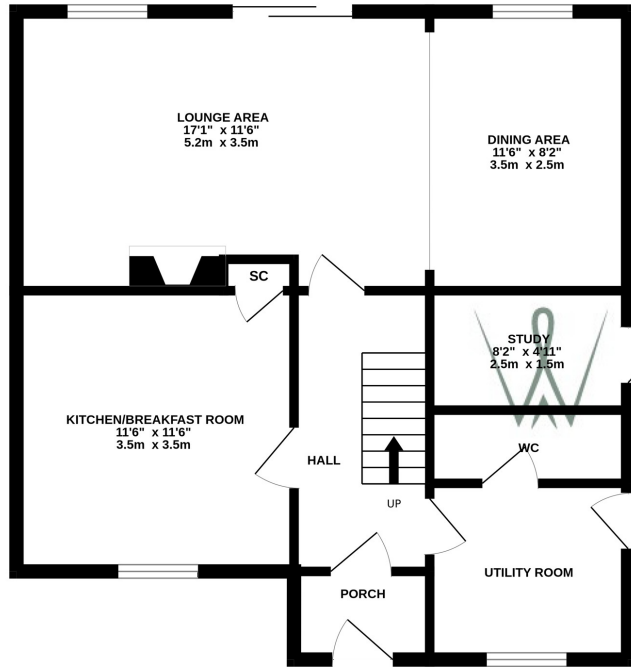
## Close to all amenities



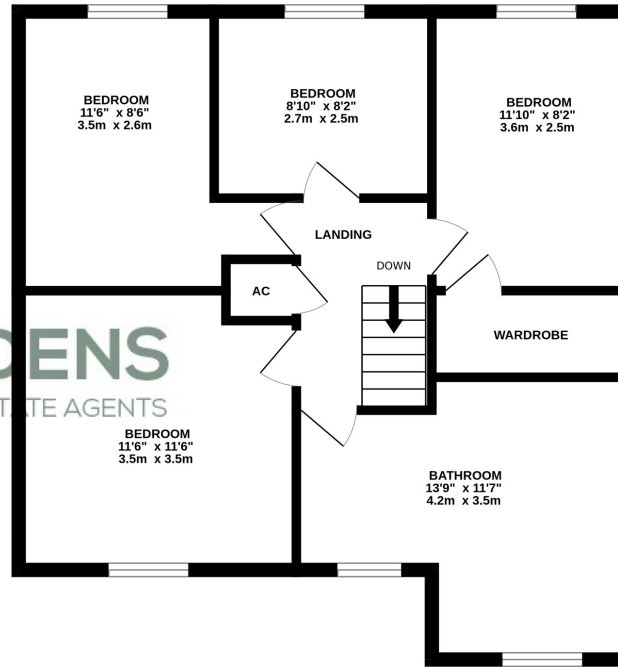
Entering the property into the porch then the stable door takes you into entrance hall with stairs to first floor and doors to all living areas. Kitchen / breakfast room is fitted with a range of units, wall mounted boiler, built in oven and hob, dishwasher, space for breakfast table. Utility room which is incorporated within the extension part of the property, fitted with a small range of units, sink with mixer tap. Within the utility room you have separate cloakroom which is fitted with W.C and vanity wash hand basin. To the rear the lounge/diner which spans the full the width of the property and has ample room for relaxing, fireplace with brick surround. Sliding patio door to rear garden. Step up leads to the dining area which has plenty of room for a dining table and chairs with window to rear aspect. On the first floor there are the four bedrooms and a large bathroom which is fitted with walk in shower, bath, W.C, bidet, vanity wash hand basin. Two windows to front aspect. On the outside, Accessed via the side passage of the property there is a storage room which could make a home office. Front garden is mainly laid to gravel with central pathway, enclosed by wooden fencing. Rear garden is laid partly to gravel, wooden decking, raised flower beds. Personal access door from the rear garden leads into the single garage.



GROUND FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1235 sq.ft. (114.8 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	75	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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