



Rosehip Road, Bromham, Bedfordshire MK43 8FD

WALDENS ESTATE AGENTS



Rosehip Road  
Bromham  
Bedfordshire  
MK43 8FD

## Guide Price £400,000

An excellent chance to purchase this almost new eco friendly detached bungalow. Located on a small and desirable development 'Hayfield Park' on the edge of Bromham. Two Bedrooms. Fully integrated kitchen. Generous sized tiled wet room. Underfloor heating throughout. Garage and drive. Private rear garden.

- Almost New Detached Bungalow
- No Through Road Location
- NHBC
- Heat Source Pump & Underfloor Heating
- No Onward Chain
- Good Sized Fully Tiled Wet Room
- Private Enclosed Rear Garden
- Stylish Fully Fitted Kitchen with Appliances
- Separate Lounge
- Dining Area
- Electric Vehicle Charging Point

- Council Tax Band D
- Energy Efficiency Rating B



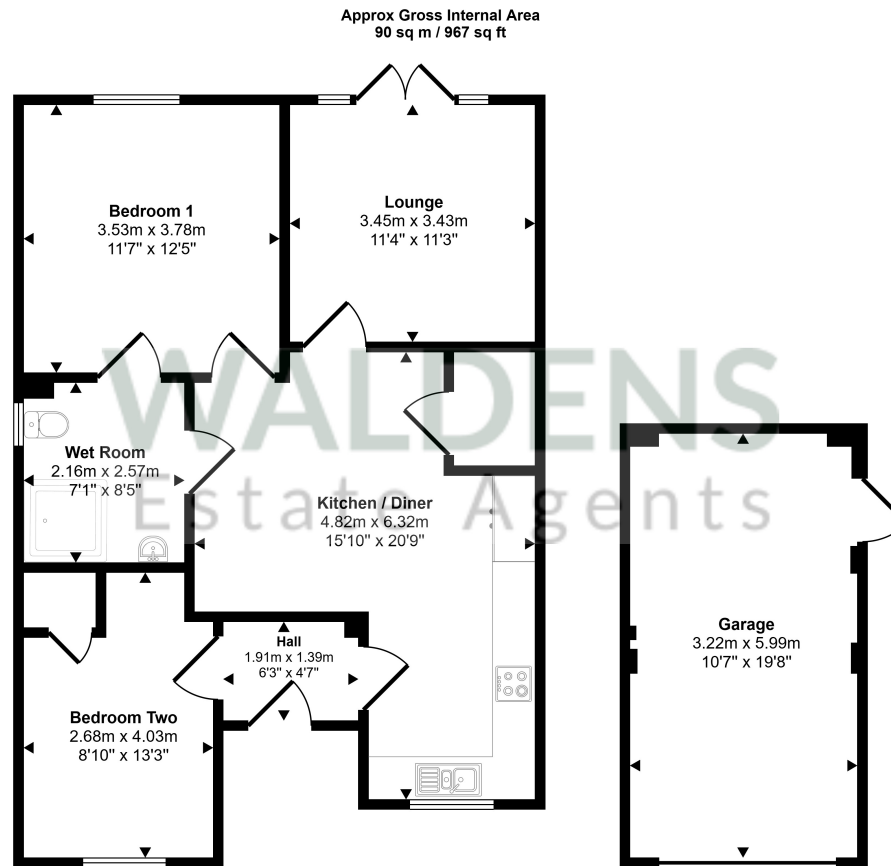
Hayfield Park is located on the edge of the ever-popular village of Bromham, just 3 miles from Bedford town centre providing access to an array of shops and leisure facilities. There is good access to major road and railway services providing travel into London in less than an hour.



Entering the property, you are welcomed into the hall, with access to Bedroom 2 and the main living areas. Bedroom 2 is positioned to the front of the bungalow and is a generously sized room, featuring two large double wardrobes, an airing cupboard, and space for a single bed. The open-plan kitchen/diner is particularly impressive. The kitchen area is fitted with an excellent range of storage units and integrated appliances including a fridge, freezer, induction hob, washer/dryer, and dishwasher. This space flows seamlessly into the dining area, which leads to the lounge, wet room, and main bedroom. The lounge is situated to the rear of the property, with double doors opening directly into the garden, creating a light and inviting space. The main bedroom, also overlooking the rear garden, benefits from direct access to the stylish 'Jack & Jill' wet room. This fully tiled room includes a rainfall shower, low-level WC, and wash hand basin. Externally, the rear garden is fully enclosed and features a lawn with patio area, gated access to the driveway, and a door into the garage. The garage itself is spacious and fitted with an electric up-and-over door. To the front of the property, steps lead up to the entrance, alongside a driveway providing parking for two vehicles.

Please note: There is no gas to this development. Service charge is payable for this development, paid every January. The seller has advised that they have been advised for year 2 to year 5 will approximately be £275 per year. Year 5 to 9 approx. charge will be £291.





**Floorplan**  
Approx 71 sq m / 760 sq ft

**Garage**  
Approx 19 sq m / 207 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         | 98                      |
| (81-91) <b>B</b>                            | 85      |                         |
| (69-80) <b>C</b>                            |         |                         |
| (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 |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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The information contained in the property details are designed to help you decide whether you would like to view the property and to avoid wasting your time in viewing unsuitable properties. We endeavour to ensure accurate information is detailed, but we are largely guided by information supplied to us by the seller. We are unable to check all aspects of the property as this would be prohibitive. Some of the photographs are taken using a wide- angled lens. Where a floor plan has been provided, this is for guidance purposes only.

