



Bedford Road, Wootton, Bedford, Bedfordshire MK43 9JB


WALDENS
ESTATE AGENTS

Bedford Road
Wootton
Bedford
Bedfordshire
MK43 9JB

£375,000

Traditional 3 bedroom semi detached home set over 3 floors with a garage and parking in the picturesque village of Wootton **Click The Virtual Tour To See The Buyers Guide**

- 3 Bedroom Traditional Semi Detached
- Set over 3 Floors
- Open Plan Lounge/Diner
- Downstairs Shower Room & WC
- 4 Piece Bathroom To The First Floor
- Ample Parking
- Detached Garage To The Side
- Generous Size Enclosed Rear Garden
- Gas Central Heating
- No Onward Chain

- Council Tax Band C
- Energy Efficiency Rating E



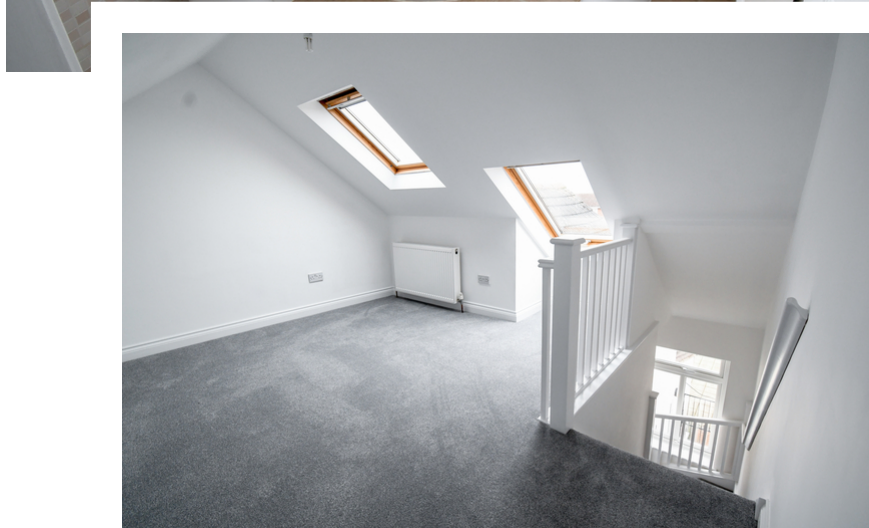
The picturesque village of Wootton sits less than 6 miles from the county town of Bedford and within easy reach of Milton Keynes, The vibrant village has a wide range of activities, sports and clubs for all ages, and boasts a 14th century church, post office, pharmacy, two convenience stores, pubs, a health centre, a library and local schools. So if you're looking for a stunning home within a traditional village environment your search ends here!



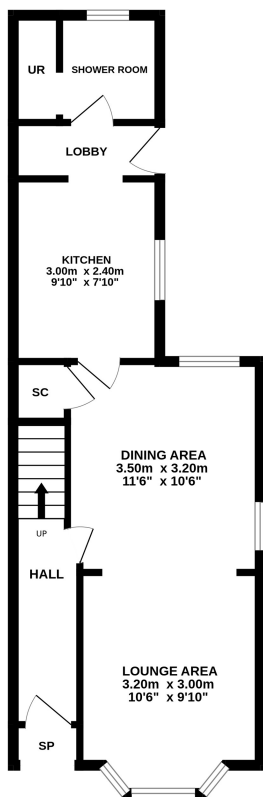
Waldens are delighted to receive instructions to present this traditional extended 3 bedroom semi detached property located in Bedford Road, Wootton. Set over 3 floors you are greeted with a welcoming entrance hall with stairs to the first floor accommodation. Panelled door leading to the open plan lounge/diner that has a bay window to the front, feature window to both side and rear, built-in under stair storage cupboard and further door leading to the kitchen. Kitchen is fully fitted with ample base and eye level units and has worksurfaces over, space for both dishwasher and fridge, opening leads to the rear lobby that has a door leading to the garage and rear garden. To the rear of the ground floor is the shower room and Wc, this area further benefits from a recessed area that would house the washing machine and tumble dryer. On the first floor are 2 well proportioned bedrooms. Bathroom suite to incorporate a Wc, wash hand basin, independent shower cubicle and a corner bath. Staircase from the landing further leads to bedroom 3 and has 2 skylight windows to the rear elevation.

Outside the frontage offers ample off road parking to both front and side and is laid to paving for low maintenance. Rear garden is of a good size, fully enclosed and laid to lawn, there is also a patio area to enjoy the evening sun.

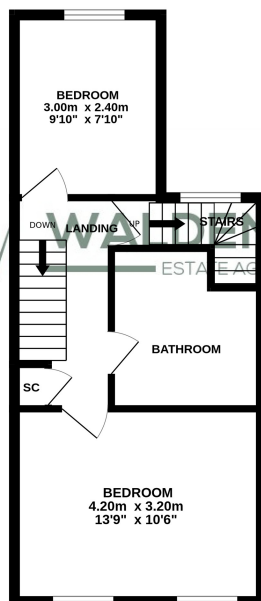
Garage is of brick built construction and has a personal access door from the rear garden.



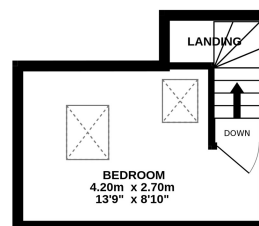
GROUND FLOOR
42.4 sq.m. (456 sq.ft.) approx.



1ST FLOOR
35.0 sq.m. (376 sq.ft.) approx.



2ND FLOOR
12.4 sq.m. (133 sq.ft.) approx.



TOTAL FLOOR AREA : 89.7 sq.m. (965 sq.ft.) 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) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC