



Ridgway Road, Brogborough, Bedford MK43 0YA







## 3 Bedroom Semi-Detached House

### Guide Price £360,000 Freehold

Chain Free! A stunningly presented family home with three bedrooms, spacious reception room in excess of 20ft with open fire, kitchen, ground floor bathroom, and 80ft back garden - with further potential to extend the existing living accommodation (STPP) and off-road parking to the rear.



- Perfect family home
- Excellent transport links
- Double glazing throughout
- Large front and rear gardens
- Perfect for entertaining
- Open fire in reception room
- Chain free
- Freehold
- Potential to extend (STPP)
- EPC rating E. Council tax band C

**Ground Floor:****Entrance:**

Pathway leading to the partially frosted front door leading to the living room.

**Lounge:**

Abt. 12' 8" x 20' 3" (3.86m x 6.17m) Dual aspect double-glazed Georgian bar windows to front and rear. Stairs to the first floor. Wooden laminate flooring. Radiator. Brick-built fireplace with wooden mantle piece. Door to kitchen.

**Kitchen:**

Abt. 9' 9" x 9' 8" (2.97m x 2.95m) Two double-glazed Georgian bar windows to the side. Herringbone effect flooring. Radiator. Selection of wall and base units with work surfaces over. Partially tiled walls. Single drainer with ceramic sink with swan neck mixer taps. Space and plumbing for washing machine, dishwasher, electric cooker, and fridge freezer. Gas boiler on the wall. Stripped wooden doors to kitchen and lobby.

**Lobby:**

Door to garden and bathroom. Herringbone vinyl flooring.

**Bathroom;**

Double-glazed frosted window to rear. Herringbone vinyl flooring. Full-sized bath with shower mixer tap attachment. Shower curtain with overhead shower to the opposite side of the bath. Extractor fan. Low-level WC. Vanity wash basin with mixer tap. Fully tiled walls.

**First Floor:****Landing:**

Stairs to the ground floor. Storage cupboard. Window to side aspect.

**Bedroom One:**

Abt. 13' 3" x 10' 0" (4.04m x 3.05m) Double-glazed Georgian bar bay window to front with built-in under window seat including storage and double-glazed Georgian bar window to rear. Ceiling-to-floor built-in wardrobes with sliding doors and dressing table. Carpet. Radiator.

**Bedroom Two:**

Abt. 9' 9" x 9' 9" (2.97m x 2.97m) Double-glazed Georgian bar window to rear. Radiator. Carpet. Storage cupboard.

**Bedroom Three:**

Abt. 9' 7" x 10' 0" (2.92m x 3.05m) Double-glazed Georgian bar window to front. Carpet. Radiator.

**Outside:**

**Rear Garden:**

South-facing private garden. Newly replaced roof. Private access shingle road leading to double gate with private parking. Patio area to rear of garden. Mainly laid to lawn. Raised beds to side with mature shrubs and trees. Storage shed. Brick built garden room. Door to storage cupboard.

**Front Garden:**

Pathway leading to the front door. Side access to the rear garden. Mainly laid to lawn.

**Additional Information:**

**Agents Note:**

Draft details yet to be approved by the vendor and may be subject to change.



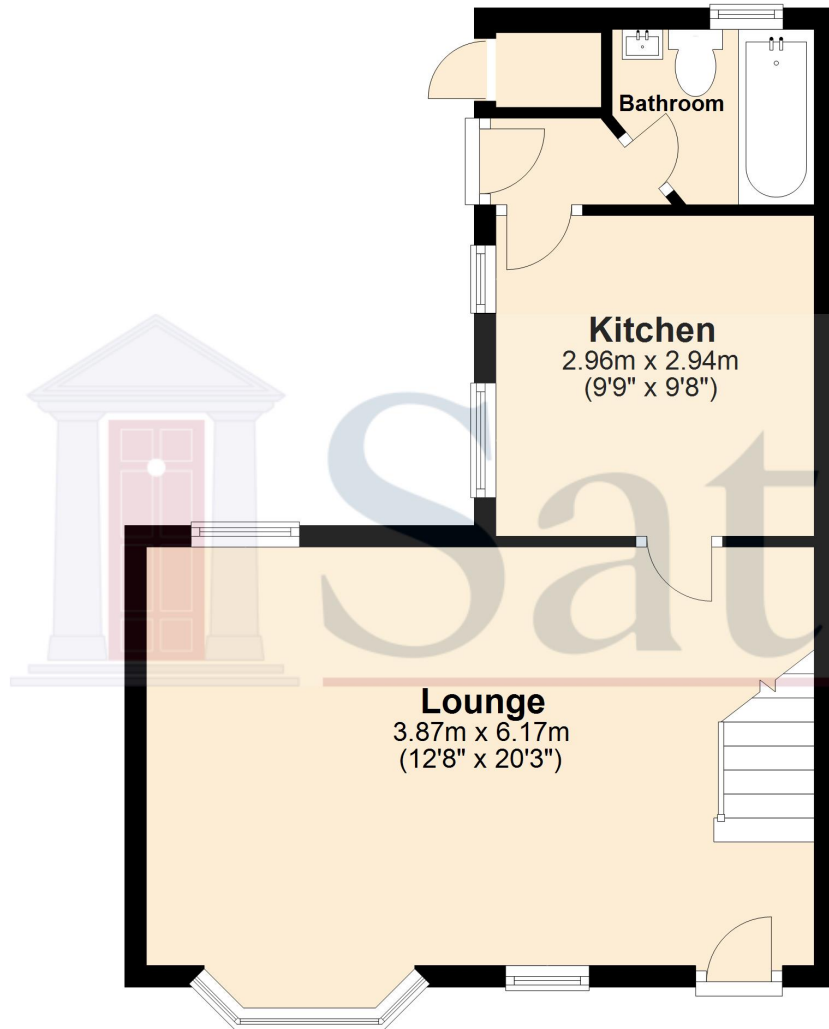




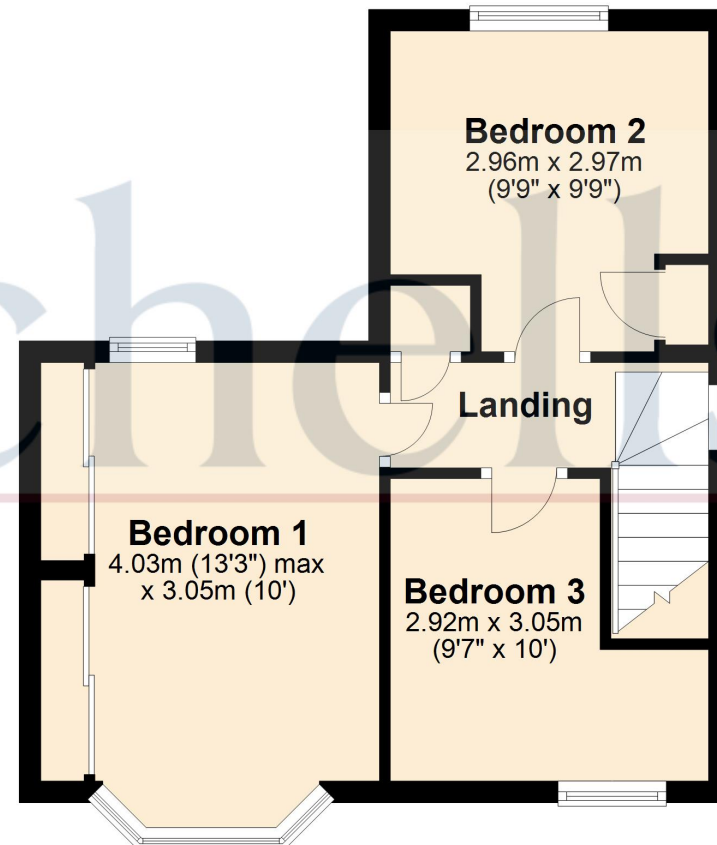
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## Ground Floor



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.