

Beech House

47A Kimbolton Road, Bedford, MK40 2PG



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Contemporary Living in One of County Town's Sought-After Spots – with Amazing Living Space and Annexe Bedroom Suite

A lovely, modern, detached and extended home with superb living space and 4 double bedrooms including an annexe bedroom suite downstairs. Set back from a tree-lined road in the heart of Bedfordshire's County town, an electric gate slides back to a double garage and driveway parking for four or five cars. A side gate leads to a lovingly looked after private garden. Beech House is well-placed and well-designed to be a forever home.

The leafy road leads to Cambridgeshire's Kimbolton in one direction and into the historic market town centre in the other. Your new home is within walking or cycling distance of every facility you could ever need, from shops and supermarkets to sports clubs, spas, gyms and pools, from surgery and hospital to opticians and dentists, from pubs and restaurants to theatre, cinema, museums and galleries. Not to mention schools for all ages, including the world-renowned Harpur Trust private schools and the outstanding Free School, as well as the railway station from where fast trains reach London in under 40 minutes.

Cross the road to the Church of St Andrew, whether to strengthen your faith at Sunday service or your core at Pilates, one of the many groups that meet there. Wander along the path at the side of your house to Bedford's beautiful parks, and to one of the finest river embankments in the Country.

It's good to know that, with plenty of driveway and garage space at Beech House, your cars are well catered for, but if anything, it's even better that you really don't need them.



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AT A GLANCE

4 double bedrooms and 4 bath/shower rooms as below:

- 3 upstairs double bedrooms, two with shower rooms, one with fitted wardrobes
- Bathroom, with freestanding bath and shower
- Landing, with built-in cupboard (with automatic light), and ladder access to extensive, fully-boarded Loft space (with light – possible scope for conversion)
- **Downstairs annexe bedroom, with shower room, and doors to drive and kitchen – electric radiator heating – scope for income earning**
- Utility/Side lobby, with space for washing machine
- Kitchen/Dining room, with island breakfast seating, larder unit and appliances as follows: Built-in Neff oven, warming drawer, induction hob and hood; Space for dishwasher and American-style fridge/freezer
- Dining area – open through arch to:
- Sitting room, with separate Sunroom area
- Hall, with Cloakroom and bespoke, understairs storage for coats and shoes, and vacuum etc
- Mains gas central heating / Ideal boiler (installed recently and with remainder of 10-year warranty) / Electric underfloor heating to kitchen, living space and bathrooms / Full double glazing / Security system
- Garden, with additional side area and brick-built barbecue / Bin storage area / Outside tap / Double garage / Driveway parking for 4-5 cars (through electric gate)

FURTHER FACTS & FIGURES

- BT Superfast fibre 2 internet connectivity / Council tax band: F / EPC rating: D
- Bedford Railway Station: 1.5 miles – fast trains to London: 39 minutes
- School catchment: Hills Academy Primary: 1400 yards / Biddenham College & 6th Form: 2 miles / Private schools all close by
- Surgery, shops, sports, parks and river all walkable



One of many that line the road, a beech tree that gave the house its name, stands, majestically, in front of the railings, an iron gate, at the touch of a button, sliding effortlessly aside to welcome you home.

Step through the open porch onto the oak-block flooring of the hall and it's soon clear that the space, light and design of Beech House makes it a home to suit the whole family, from grandchild to grandparent, and all in between, whether it be to visit or to live.

Three double bedrooms upstairs, all with study space, and just as many bath/shower rooms (you'll love the freestanding bath), not to mention the annexe with its vaulted ceiling, yet another shower room, and doors both to the kitchen and to outside – ideal for tenant, elderly parent, guest or fortunate teenager.

Built-in wardrobes, landing cupboard and bespoke, pull-out storage beneath the stairs, together with a huge garage and fully boarded loft, means you have plenty of space for all those things that you think you might need one day and probably won't. Could the loft and garage be for something more exciting?

There's no doubt about what's already exciting - the hub of the home. The fabulous kitchen, dining and living space, open to each other, yet distinct, with heated, ceramic floor throughout. Fitted furniture with a host of hidden surprises (open doors and drawers to every conceivable pull-out), tall pantry unit with oak drawers and racks, and top of the range appliances, including Neff oven (try the door), induction hob and warming drawer. Perch at the island for breakfast or to chat to the cook. Hold dinner parties for eight. Singalongs around the piano, Netflix nights in front of the television and Sunday papers spread on the coffee table in the south-facing sunroom – space for everything and everyone.

And it all extends through bifold doors that open the entire L-shape corner to terrace and garden, with its little lawn and beautiful bee-friendly roses and dahlias, acer and red-flowering currant, and unusual poppies. And, through French doors to a side area with rose climber, periwinkle bed, yet another outside table space and brick-built BBQ. Town living par excellence.





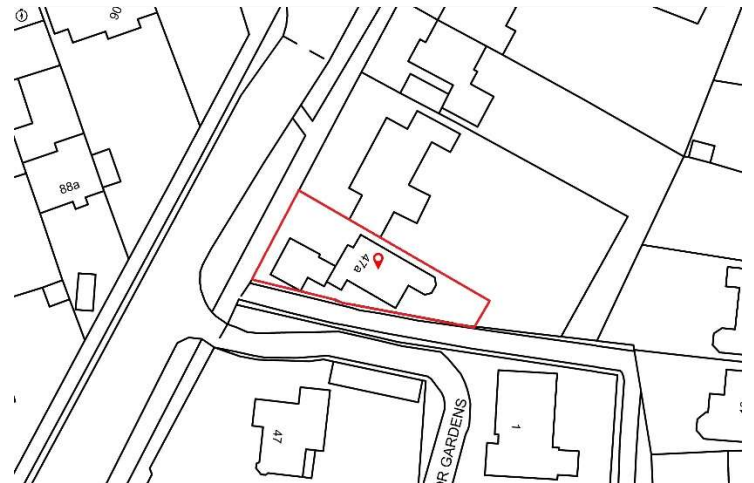
Approximate Area: 1830 ft² ... 170.0 m² (excluding double garage)
Approximate Area of Double Garage: 338 ft² ... 31.4 m²
Total Approximate Area: 2168 ft² ... 201.4 m²

This brochure, including the boundary and floor plans (not to scale), is a guide only and nothing within it forms part of an offer or contract. All dimensions are approximate.



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To discuss this unique home or one you wish to sell, please contact us.

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