



Emerton Way, Wootton, Bedford, Bedfordshire MK43 9DS

WALDENS ESTATE AGENTS



Emerton Way
Wootton
Bedford
Bedfordshire
MK43 9DS

£315,000

Well presented spacious semi-detached property. With a generous sized lounge, dining room, kitchen, downstairs shower room. 3 Bedrooms and bathroom on the first floor. Front & rear gardens. Garage.

- Well presented 3 Bedroom semi detached property
- Entrance hall
- Lounge
- Dining room
- Kitchen
- Downstairs shower room
- 3 Bedrooms and bathroom
- Front and rear gardens
- Garage

- Council Tax Band C
- Energy Efficiency Rating D



Situated in the popular village of Wootton with great access to Milton Keynes and Bedford with A421 /A428 close by. Wootton itself has a post office, pubs, schools including an upper school, plus shops & Wootton Blue Cross Sports ground.



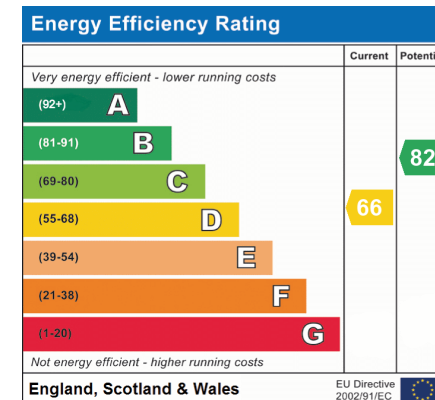
Entering the property into the entrance hall with built in storage cupboards housing the washing machine & dryer. Shower room located within the hallway with shower cubicle, wash hand basin and W.C. Door from the hallway to lounge, kitchen and rear garden. Lounge with feature fireplace, door leading to dining room. Dining room with patio door to the rear garden and access to the kitchen. Kitchen fitted with a range of units, integrated dishwasher. Built in oven and hob. Storage cupboard. On the first floor access to all bedrooms with bedroom one having built in cupboards, bedroom two with built in cupboard housing the boiler and water cylinder. Bedroom three with built in cupboard. Modern four piece bathroom suite with bath with fitted shower and shower screen, wash hand basin with vanity cupboard, W.C, bidet. On the outside the rear garden has been well maintained with borders of flowers and shrubs, part paved patio area, lawned area. Gated access at the rear leading to the garage. Front laid to stones for easy maintenance.





Total area: approx. 115.1 sq. metres (1238.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibilities for any errors, omissions, or mis-statements is taken by the Author or Agents. This Plan is for illustration purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



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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.

