

33 Waterloo Road

Bedford, Bedfordshire MK40 3PQ



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Gorgeous, Detached Victorian Villa in One of Bedford's Premier Locations

A beautiful, 4-bedroom, detached, red brick and slate family home in a silver birch-lined street within the conservation area of Bedfordshire's County town. Built at the turn of the 20th century, with wonderful Victorian character and super, south-facing outdoor space, be warned that once here, you'll never want to leave.

In the heart of Bedford's sought-after Castle Quarter, named in The Sunday Times best places to live guide, your new home is not only in one of the most enviable spots of the town, but you could also quite happily live without a car, so close is every facility, including the railway station, less than a mile away, from where fast trains reach London in 40 minutes.

Bedford's world-renowned Harpur Trust private schools are just three quarters of a mile walk, while the outstanding Free School is half a mile. The catchment Secondary school in Biddenham is two miles. Gyms, pubs, restaurants, theatres, galleries, music venues, shops, supermarkets and surgery are all within walking distance.

And, as well as Bedford's beautiful parks being close by, just a couple of hundred yards from your front door is the wonderful Great Ouse and one of the finest river embankments in the Country. One might say that this is too good an opportunity to miss.



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AT A GLANCE

4 double bedrooms plus dressing room/study/nursery, 2 bathrooms plus 2 additional toilets – as follows:

- Top floor double bedroom, with bathroom, including double vanity, fitted wardrobes and landing Study/Dressing area
- Main bedroom, with built-in cupboard, fireplace, Dressing room/Study/nursery and fitted wardrobe between
- 2 further double bedrooms, 1 with built-in cupboard, 1 with fireplace
- Bathroom, with freestanding bath / Separate toilet
- Landing, with built-in cupboard
- Kitchen/Breakfast room, with Shaker-style furniture and acrylic working surfaces, 1.5 bowl, single drainer sink, integrated Bosch dishwasher, electric/gas range cooker and chimney hood, and 2 built-under refrigerators – French doors to garden
- Dining room, with woodburner and built-in cupboards
- Sitting room, with fireplace / Snug, with fireplace – folding doors between
- Front Porch and Hall / Cloakroom and Boot room at back
- Cellar, with workbench and space for dryer and freezers
- Mains gas central heating / Electric underfloor heating in dining room and kitchen / Security system
- Walled, south-facing garden, with patio and outside dining terrace



FURTHER FACTS & FIGURES

- Full fibre 900 (BT's best service) / Council tax band: F / EPC rating: E
- Bedford Railway Station: 0.9 miles – fast trains to London: 39 minutes
- School catchment: Biddenham International College and Sixth form: 2 miles / Harpur Trust private schools: 0.7 miles / Bedford Free School: 0.5 miles



Take a moment to stand back and appreciate the beauty of your new home, with its decorative detail including the wonderful gable and finial above the bays. A striking palm appears to echo the fanlight above the front doors of the hugely welcoming, arched porch.

As soon as you step into the hall, with its gorgeous, restored, floor, it's clear that the home has been lovingly looked after, its beauty continuing throughout. Dado and picture rails, cornice and ceiling roses high above your head, enhance the feeling of space. Natural light pours through sliding sash windows, which have been restored, with slim profile double glazing added.

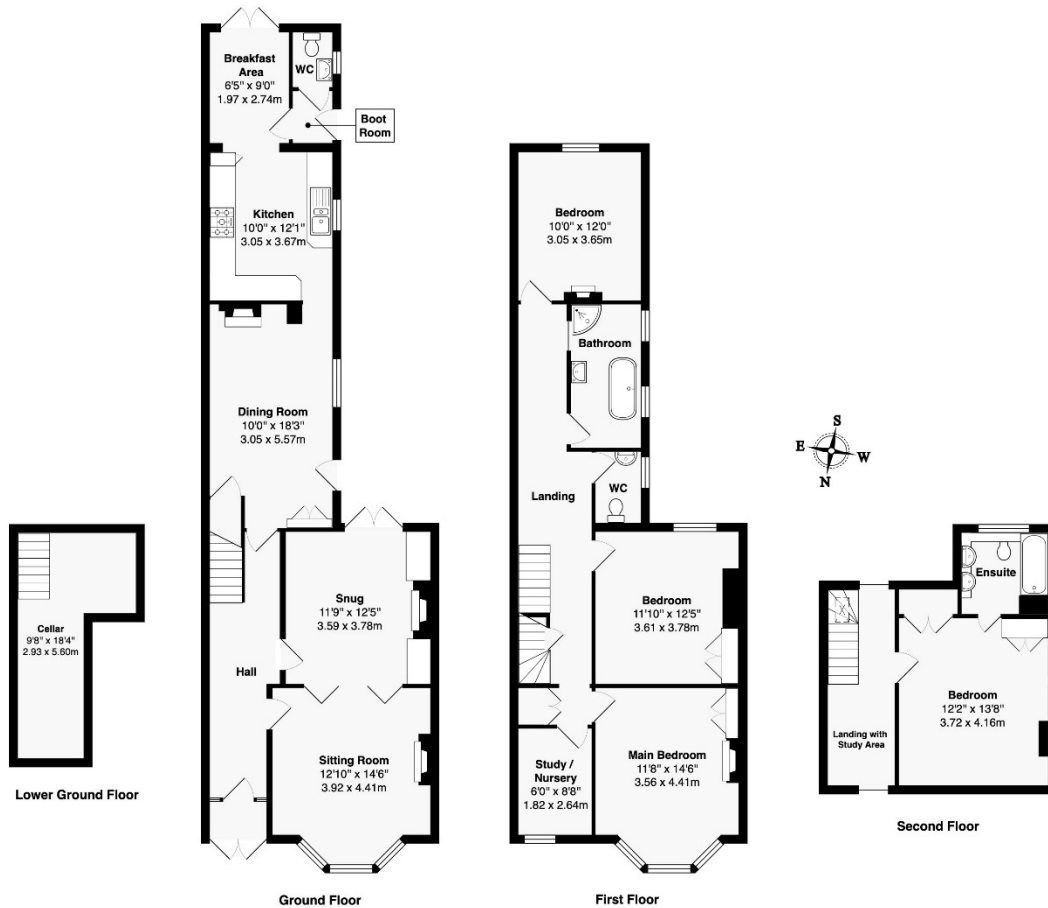
Victorian doors remain throughout, with original built-in cupboards and fireplaces in the delightful bedrooms, three of which look towards the river and its green banks beyond, the main bedroom over the lovely street scene, weeping silver birch leaves shimmering in the morning sunshine. Or will you create a fabulous main bedroom suite on the top floor? There's already a bathroom there, to add to the lovely family bathroom, and space for a dressing room, perhaps.

Your new home is not only beautiful, but also flexible to suit your needs. The study was once a dressing room, the sitting room and snug, both with cosy open fires, can open as one, and extend through French doors to outside, perfect for your housewarming party. You even have a cellar to stock with wine beforehand – very handy too for appliances and for tinkering around on the workbench.

Entertain friends in the oak-floored dining room, logs ablaze in the winter woodburner, or al fresco on the side terrace come summertime, clematis tumbling over the red brick wall, Morning Glory-clad trellising between here and the garden. Breakfast in the kitchen or throw open the French doors for cornflakes and coffee on the Indian sandstone patio. So peaceful, so private, a lovely, walled outdoor space, bees busy amidst pretty flower beds lining the lawn, Ceanothus, Magnolia, Olive, Willow Leaf Pear and Palm trees adding year-round interest.

Whilst it might be tempting to build out onto the terrace, your new home is simply delightful as it is.





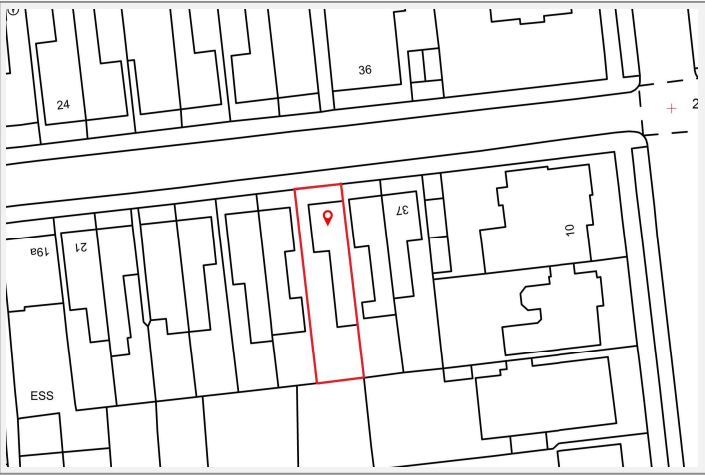
Total Area: 2080 ft² ... 193.2 m²

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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