



**Appledine Way, Bedford   Offers in Excess of £425,000**



Originally a four-bedroom home, now reconfigured into three large bedrooms – with the option to revert if you prefer the extra room | Sociable kitchen that works – loads of worktop space, integrated appliances, and a seating area for easy mealtimes | Full-length living room – a flexible space with French doors to the garden, ideal for both downtime and entertaining | Utility and WC where you need them – perfect for muddy boots, shopping runs or keeping guests out of the upstairs | Spacious main bedroom – created by opening up two rooms, with en-suite and room to add wardrobes or dressing space | Proper family bathroom – shower over makes mornings quicker and evenings calmer | Walled garden that's easy to live with – private, East-facing and low maintenance, with space to relax or play | Double-length drive and garage – space for two cars outside and room inside for storage, bikes, or a future project | Naturally bright layout – windows on three sides mean this home always feels light and airy | Well-connected location – good schools, fast trains to London, shops nearby and easy access to airports



**Four Bedrooms' Worth of Space, Three Bedrooms' Worth of Purpose.** Originally a four-bed, the layout has been reconfigured into a large three-bedroom home that gives bigger rooms and more flexibility day to day. If you'd prefer the extra bedroom back, the option's there. Set on a quiet no-through road with countryside walks just beyond the garden, it combines space with a location that keeps you connected.

Walk through the front door and you're straight into a kitchen/dining space that works for real life. There's plenty of cupboard storage, masses of work surface area, and integrated appliances - including a gas hob for keen cooks. The current owners have added a contemporary banquette seating setup, which brings character and comfort while still leaving room to move. Whether you're throwing together packed lunches, enjoying a weekend breakfast, or catching up over dinner, it's a relaxed and sociable part of the home that feels both open and purposeful.

At the side of the house, the living room runs the full depth and gives you real flexibility. Movie nights, board games, quiet evenings, or just a space to switch off - it works whether you're flying solo or hosting friends and family. French doors open straight onto the decked terrace, creating an easy connection to the garden during warmer months.



The layout also includes a separate utility room and downstairs toilet - both invaluable when guests are over or life gets messy. The utility has its own entrance from the driveway, so it's ideal for unloading the car, taking off muddy boots, or bringing pets in without traipsing through the house.

When it's time to recharge, the upstairs layout gives you three double bedrooms - including a standout main suite that spans the length of the house. It has its own en-suite shower room and easily accommodates wardrobes, drawers, or even a dressing area if that's your thing. The second bedroom is another solid double, while the third works perfectly as a child's bedroom, nursery or bright home office.

The family bathroom is a great size and includes a shower over the bath - ideal for early morning starts, relaxing evening soaks, or kids' bath-time chaos. There's also an airing cupboard on the landing for those never-ending piles of laundry.

Outside, the East-facing garden is private, walled, and low-maintenance - with lawn, seating area, planted borders and decked terrace. It's a practical space with a good balance of sun and shade, and doesn't demand your entire weekend.

Own a car or two? No problem here. The double-length driveway comfortably fits two vehicles and leads to a longer-than-average garage with up-and-over door and pitched roof for extra storage.

Location-wise, you're part of a popular modern development just off Norse Road — with plenty of green space, nearby parks and woodland walks, and strong road links into Bedford and beyond. Local schools and nurseries are easily accessible, and you're within a short drive of supermarkets, shops, pubs, and cafés. Bedford station is around 10 minutes by car, with fast trains into London St Pancras, and you're well-placed for London Luton and Cambridge airports too.

All in all, it's a modern, comfortable home with a clever layout, great space inside and out, and a location that makes everyday life feel that little bit easier.





## | ADDITIONAL INFORMATION

Council Tax Band - E

EPC Rating - B

## | GROUND FLOOR

Living Room: Approx 21' 9" x 10' 0" (6.62m x 3.04m)

Kitchen / Diner: Approx 21' 8" x 8' 11" (6.61m x 2.72m)

Utility Room: Approx 6' 8" x 5' 5" (2.03m x 1.66m)

Downstairs Cloakroom: 5' 1" x 3' 5" (1.55m x 1.04m)

## | FIRST FLOOR

Bedroom One: Approx 21' 8" x 9' 4" (6.61m x 2.85m)

En-Suite: Approx 6' 7" x 5' 4" (2.01m x 1.63m)

Bedroom Two: Approx 11' 7" x 9' 2" (3.54m x 2.79m)

Bedroom Three: Approx 10' 0" x 9' 9" (3.05m x 2.98m)

Bathroom: Approx 8' 2" x 6' 8" (2.49m x 2.03m)

## | OUTSIDE

Garage: Approx 21' 6" x 9' 10" (6.56m x 3.00m)

Driveway providing off road parking for two cars

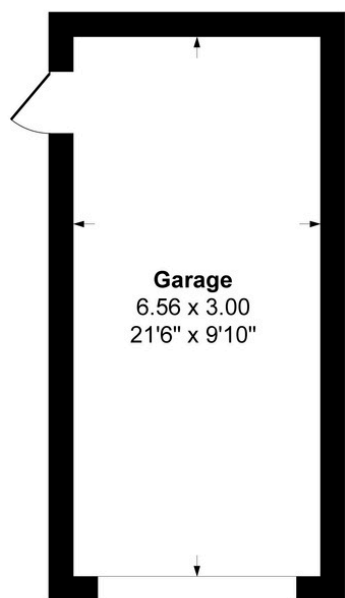
Enclosed rear garden with gated access to the side





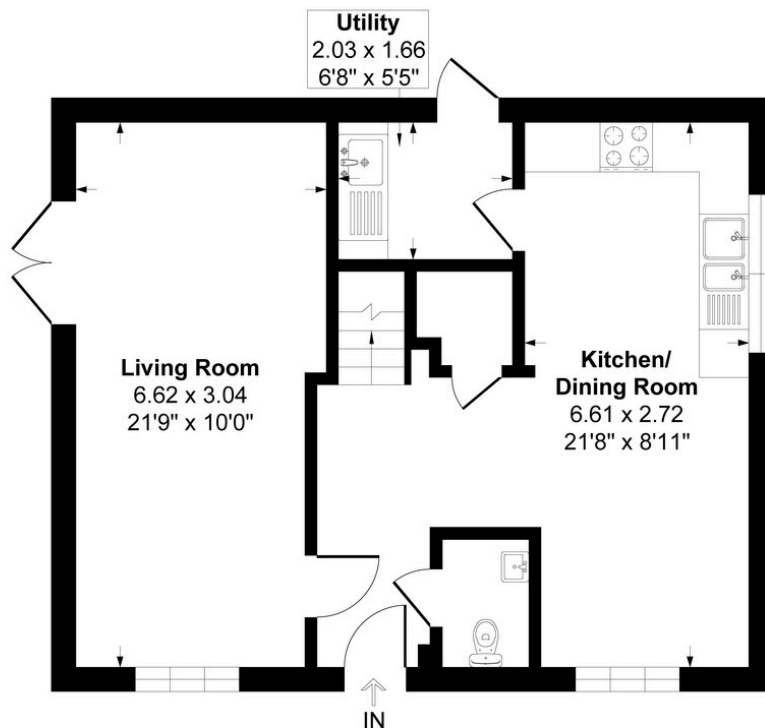
## Garage

Approx. 19.6 sq. metres (211.8 sq. feet)



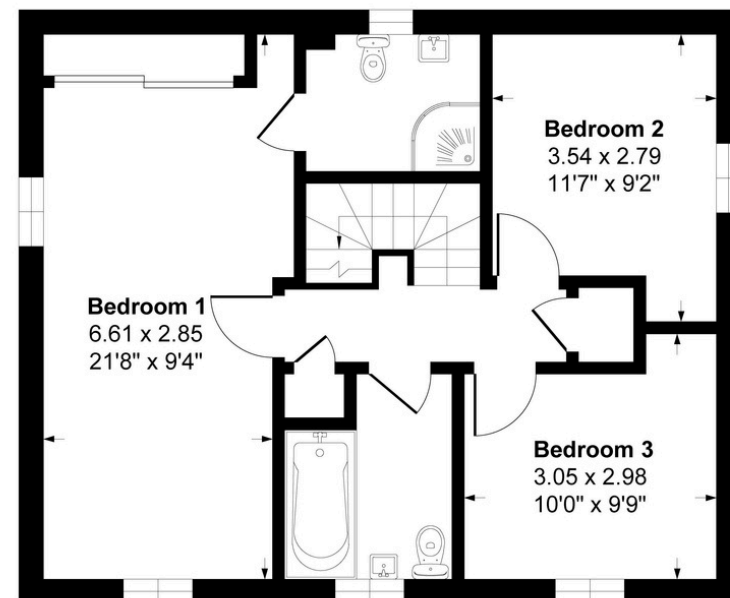
## Ground Floor

Approx. 54.0 sq. metres (582.1 sq. feet)



## First Floor

Approx. 54.0 sq. metres (582.1 sq. feet)



Total area: approx. 127.6 sq. metres (1376.1 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.









## Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

## Leysbrook Team

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC