



Roseberry Avenue, Wootton, Bedford MK43 9PZ

WALDENS ESTATE AGENTS



Roseberry Avenue
Wootton
Bedford
MK43 9PZ

£465,000

Set on a small development on the edge of Wootton, we are delighted to offer for sale this immaculately presented four bedroom detached home. Stylish kitchen with integrated appliances, spacious lounge with French doors leading out to the rear garden. Cloakroom. Main bedroom with fitted wardrobes and en-suite shower room. Main bathroom. Driveway & garage. Additional parking space to the side of the property.

- Council Tax Band E
- Energy Efficiency Rating B



Located on the edge of Wootton close to open countryside. Within walking details of Wootton Upper School. Wootton itself has shops including post office, Tesco express, pubs and petrol station. Ideally situated for easy access to the A421 and A428.

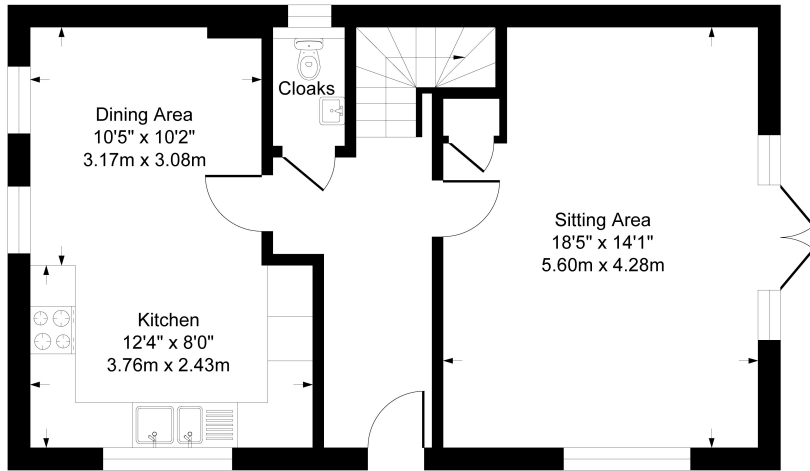


Entering this beautifully presented property into the entrance hall with stairs to first floor and doors to cloakroom, lounge, & kitchen. Lounge with built in storage cupboard, French doors to rear garden. Kitchen with a range of fitted units, integrated fridge freezer, dishwasher, washing machine. built in eye level oven, gas hob with extractor hood over. Ample for for table & chairs, windows to front & side aspects. On the first floor. Bedroom one with a range of fitted wardrobes, window to front aspect, en-suite with shower cubicle, W.C and wash hand basin. Bedroom two with windows to front and side aspect. Bedroom three with window to side aspect. Bedroom four with window to front aspect. Bathroom comprising of bath, fitted shower & shower screen, wash hand basin & W.C. On the outside the garden is at the side of the property, partly laid to paving and remainder laid to lawn. Gated access to the front, and personal access door to garage. Parking in front of the garage. Additional parking space to the side of the property.

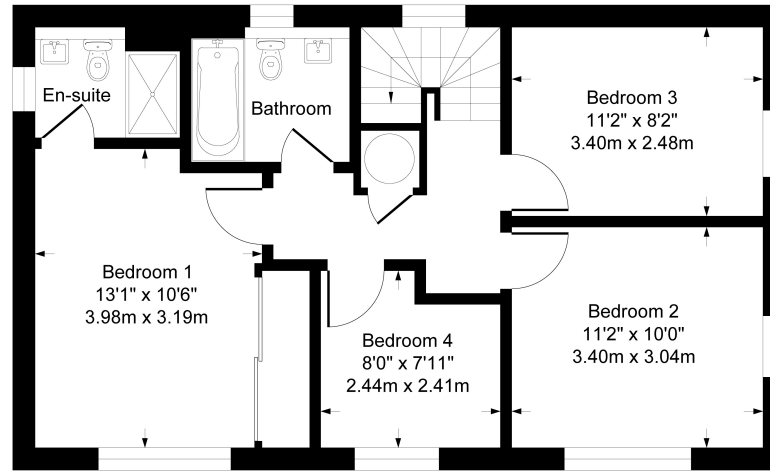
Please note this development does have an annual service charge of approximately £400. Any prospective buyer should get their legal representative to verify any charges.



**Approximate Gross Internal Area
1168 sq ft - 109 sq m**



Ground Floor



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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.

