



# 14, Hermitage Gardens

Cotton End,  
Bedford, MK45 3AY

Offers in Excess of: £400,000

COUNTRY PROPERTIES  
PART OF HUNTERS



This 3 bedroom detached home is set in a small cul de sac of similar homes and is offered in superb condition throughout.

- Stylish re-fitted kitchen
- New flooring throughout
- Re-fitted cloakroom, bathroom and en suite
- South easterly facing landscaped rear garden
- Converted garage providing dining room
- Countryside walks on your doorstep - ideal for walking the dog!

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation. Karndean flooring. Radiator. Doors into cloakroom, kitchen, dining room and living room.

### Cloakroom

Re-fitted suite comprising low level wc and corner wash hand basin with tiled splash-back. Heated towel rail. Obscure double glazed window to front.

### Kitchen

11' 10" x 9' 11" (3.61m x 3.02m) A range of wall and base units with complementary work-surfaces and upstands. Inset stainless steel one & half bowl sink with drainer and swan neck mixer tap over. Built in electric oven and grill. Electric hob with stainless steel splash-back and extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Space for tumble dryer. Karndean flooring. Double glazed window and door to side leading onto the rear garden.

### Dining Room

16' 3" x 7' 6" (4.95m x 2.29m) Dual aspect room with double glazed window to front and French doors opening onto the rear garden. Radiator.

### Living Room

16' 8" x 12' 3" (5.08m x 3.73m) Double glazed window and french doors opening onto the rear garden. Wood effect flooring. Radiator. Understairs storage cupboard.





## FIRST FLOOR

### Landing

Double glazed window to side. Access to fully boarded loft space. Doors into all rooms.

### Bedroom 1

12' 9" x 9' 5" (3.89m x 2.87m) Double glazed window to rear. Built in wardrobes and overhead storage. Radiator. Door into:

### En-Suite Shower Room

Re-fitted suite comprising shower cubicle, pedestal wash hand basin and low level flush wc. Partially tiled walls. Obscure double glazed window to side.

### Bedroom 2

9' 8" x 9' 1" (2.95m x 2.77m) Double glazed window front. Radiator. Fitted wardrobe with sliding doors and mirror.

### Bedroom 3

9' 8" x 7' 0" (2.95m x 2.13m) Double glazed window to rear. Radiator. Fitted wardrobe with sliding doors and mirror.

### Family Bathroom

Re-fitted suite comprising panel enclosed bath with mains shower and glass side screen, low level flush wc with concealed cistern and vanity wash hand basin with cupboard under. Partially tiled walls. Heated towel rail. Obscure double glazed window to front.

## OUTSIDE

### Front Garden

Driveway provides off road parking for 2-3 cars. Laid to lawn with paved pathway to front door.

### Rear Garden

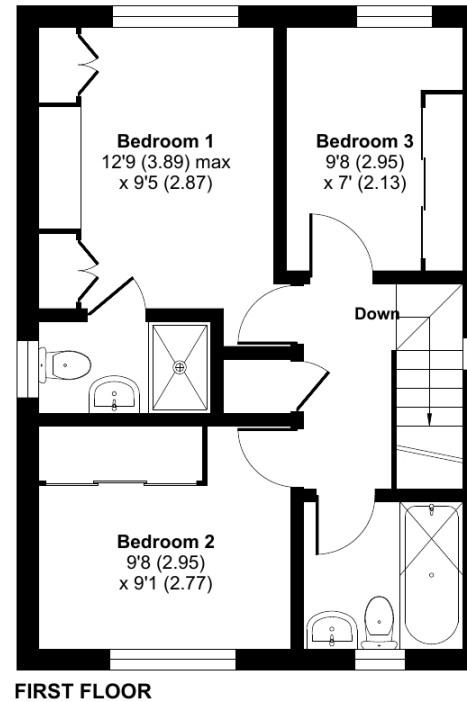
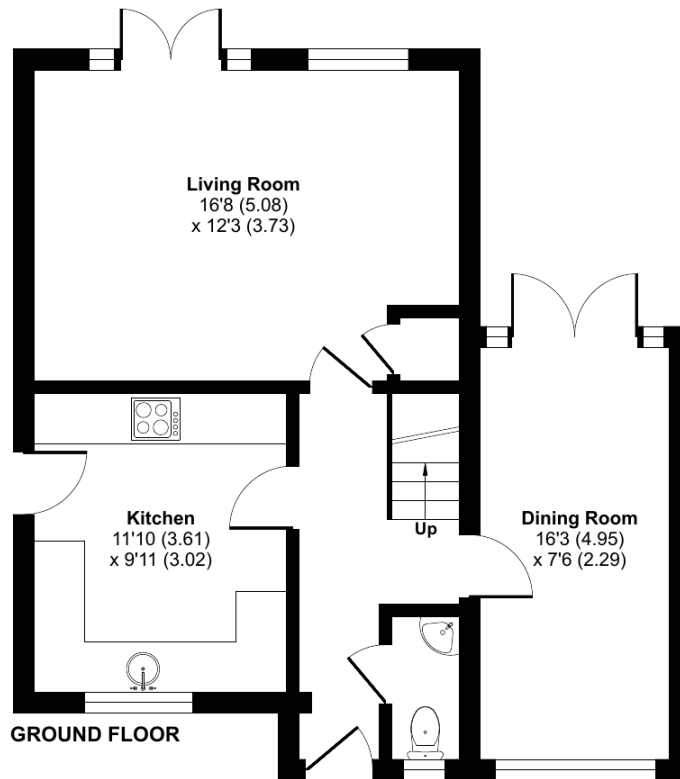
Landscaped south easterly facing rear garden with large paved patio area and mature flower/shrub borders. Service light. Power points. Gated access via both sides of the property to the front.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



Approximate Area = 983 sq ft / 91.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		84
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	
(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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1063207



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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