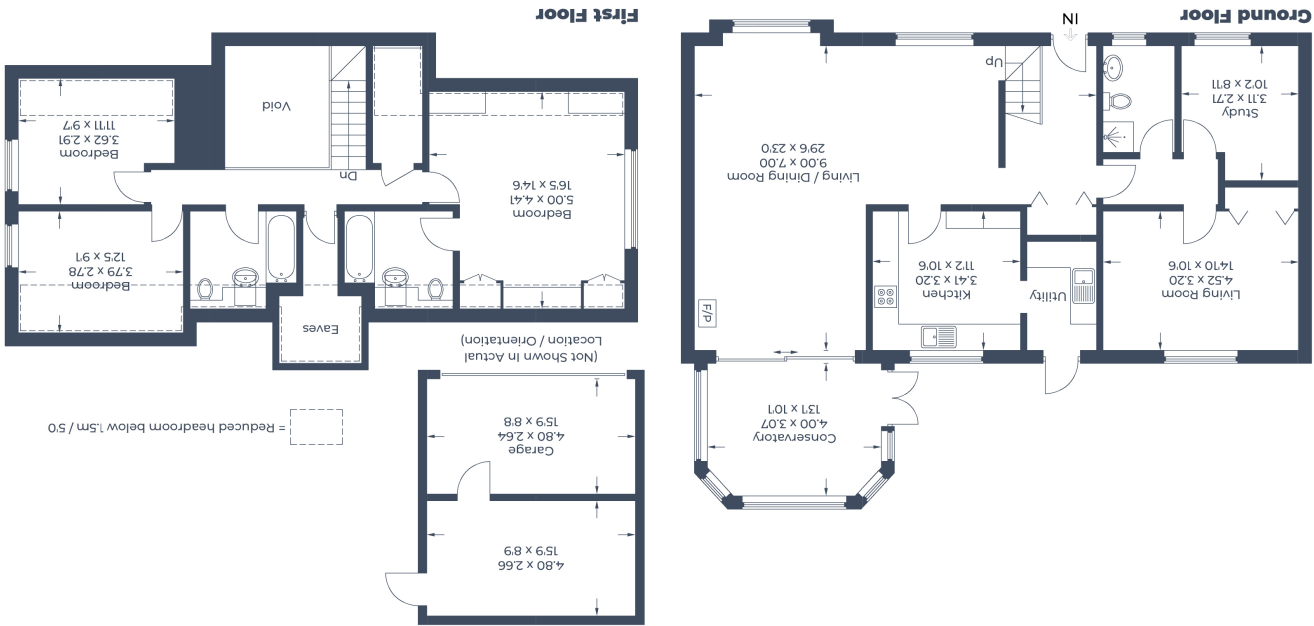


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not energy efficient - higher running costs	
England, Scotland & Wales	
2020/12/01	



Approximate Gross Internal Area (Excluding Void & Eaves)
Ground Floor = 111.4 sq m / 1,199 sq ft
First Floor = 65.3 sq m / 703 sq ft
Outbuilding = 26.2 sq m / 282 sq ft
Total = 202.9 sq m / 2,184 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.
© C3 Property Marketing Produced for Peter & Lane



7 Park Road, Roxton, Bedford MK44 3ER

£550,000

- Detached house with FOUR or FIVE BEDROOMS.
- Double Garage and ample off road parking.
- SOUTH FACING GARDEN.
- Ground floor SHOWER ROOM & first floor EN-SUITE and FAMILY BATHROOM.
- Non-estate Village location.
- OFFERS GREAT POTENTIAL.
- Utility Room.

Introduction

Situated in a NON-ESTATE LOCATION within this sought after Village, this property offers plenty of potential.

The versatile layout offers FOUR or FIVE BEDROOMS with two on the ground floor and THREE BATHROOMS with one being EN-SUITE to the primary Bedroom. There is a generous L shaped main reception room with a WOOD BURNING STOVE, Kitchen and separate Utility Room.

SOUTH FACING GARDEN and CONSERVATORY.

Ample off road parking and a DOUBLE GARAGE.

Roxton is conveniently situated with easy access to the A1 and A421. Mainline train stations in St Neots (4.7miles), Bedford (8.4 miles) or Sandy (5.7 miles).

Roxton CE Academy offers primary education, there is a local Cafe that also offers Post Office facilities and the renowned Roxton Garden Centre is within walking distance.

Ground Floor

Accommodation

Oak flooring, electric radiator, coved ceiling, cloaks cupboard, door to Inner Hall

Dining Area

stairs to the First Floor Landing, window to the front aspect, coved ceiling, Oak flooring, open to

Lounge

window to the front aspect, sliding patio doors to the Conservatory, Oak flooring, two electric radiators, coved ceiling, wall light points, wood burning stove

Conservatory

brick base with PVCu double glazed windows to the rear aspect, French doors to the rear garden, tiled floor

Kitchen

window to the rear aspect, base and eye level cupboards, drawer units, work surfaces with stainless steel one and a half bowl sink inset, electric double oven, hob with extractor, plumbing for dishwasher

Utility Room

base and eye level cupboards, works surface with stainless steel sink inset, plumbing for washing machine, part glazed PVCu door to rear garden

Inner Hall

Oak flooring, doors to

Study or Bedroom

window to the front aspect, electric panel heater

Bedroom

window to the rear aspect, electric panel heater, built in double wardrobe

Shower Room

fully tiled shower, W.C, pedestal wash basin, electric heater, frosted window

First Floor

First Floor Landing

a galleried landing, large storage cupboard, airing cupboard with hot water cylinder

Bedroom One

window to the side aspect, electric radiator, fitted bedroom furniture to include wardrobes, chest of drawers and dressing table

En-Suite Bathroom

bath with mixer tap shower attachment and fully tiled surround, W.C, pedestal wash basin, rooflight window, electric heater

Bedroom

window to the side aspect, electric panel heater

Bedroom

window to the side aspect, built in double wardrobe with hanging and shelved storage space, electric panel heater

Bathroom

bath with mixer tap shower attachment and fully tiled surround, W.C, pedestal wash basin, electric heater

Outside

Front Garden & Parking

the front garden is surrounded by mature hedgerow and is laid to lawn. The drive offers off road parking for several vehicles and access to the DOUBLE GARAGE

Rear Garden

SOUTH FACING, fully enclosed and laid to lawn with established herbaceous borders, patio, outside lighting and tap, timber sheds (one with power) and gated pedestrian access to the front

Double Garage

up and over door, currently PARTITIONED TO CREATE WORKSHOP AND STORAGE AREA with power, light and personal door to the rear garden

