



Roseberry Avenue, Wootton, Bedford MK43 9PZ

WALDENS ESTATE AGENTS



Roseberry Avenue
Wootton
Bedford
MK43 9PZ

Guide Price £420,000

Located on the fringes of Wootton in a small development, we are delighted to offer for sale this double fronted Bovis built three bedroom detached house. Generous sized plot with double width car barn with electric roll door. Lounge, open plan kitchen/diner with integrated appliances. Cloakroom. Three proportional sized bedrooms with en-suite to main. Immaculate bathroom suite. Enclosed garden.

- No Onward Chain
- Beautiful fitted kitchen with built in appliances
- Fitted Wardrobe & En- Suite to Main Bedroom
- Small Development
- Close to countryside walks
- Downstairs Cloakroom
- Enclosed Garden With Gated Side Access
- Double width barn style garage with electric roller door

- Council Tax Band D
- Energy Efficiency Rating B



Located on the outskirts of Wootton which beautiful country walks a stone throw away. Local schools and shops are in close proximity. Brilliant links to A421/A428 and then on to A1 and M1

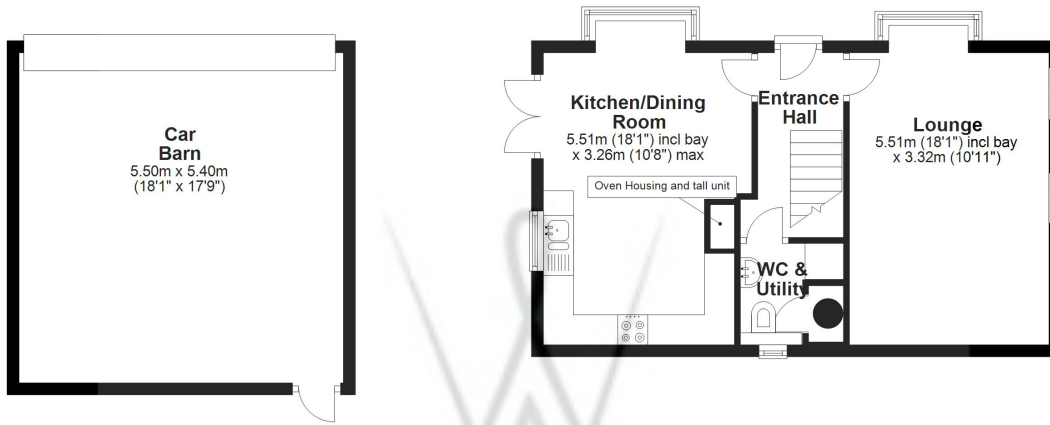


Entering the property into the hall which gives access to all the ground floor living areas. The lounge is of a good size with three windows allowing natural light to flow in. The kitchen / diner is immaculate with two windows and French making it a bright and airy room. The kitchen area has a good selection of cupboards and integrated appliances. The dining area is sizeable and will hold a good sized table and chairs. The downstairs cloakroom not only has the WC and wash hand basin, it also has the integrated washing machine and a large storage cupboard ideal for shoes and coats. Upstairs like downstairs is decorated in neutral colours, you have three bedrooms, the main having a built in wardrobe and a en-suite shower room with tiled shower, low level WC and wash hand basin with obscure double glazed window. Outside the garden is fully enclosed with a patio area and mainly laid to lawn , gated access to the front. The sellers have improved their double car barn by adding electric roller door and now being fully enclosed with power, personal door from the garden for convenience. The front has a delightful array of shrubs.

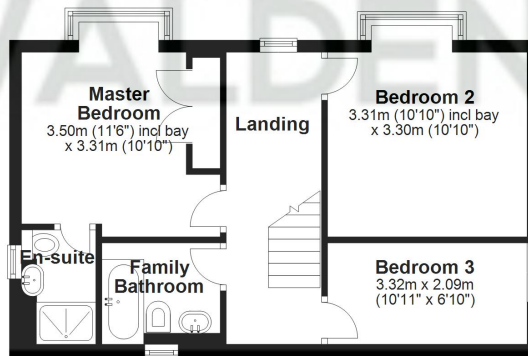
Please note this development does have an annual service charge. please ask the agent for further details.



Ground Floor



First Floor



Total area: approx. 82.8 sq. metres (890.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibilities for any errors, omissions, or mis-statements is taken by the Author or Agents. This Plan is for illustration purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	83	
(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.

