



92 Mepham Road, Wootton, Bedford MK43 9EN

WALDENS ESTATE AGENTS



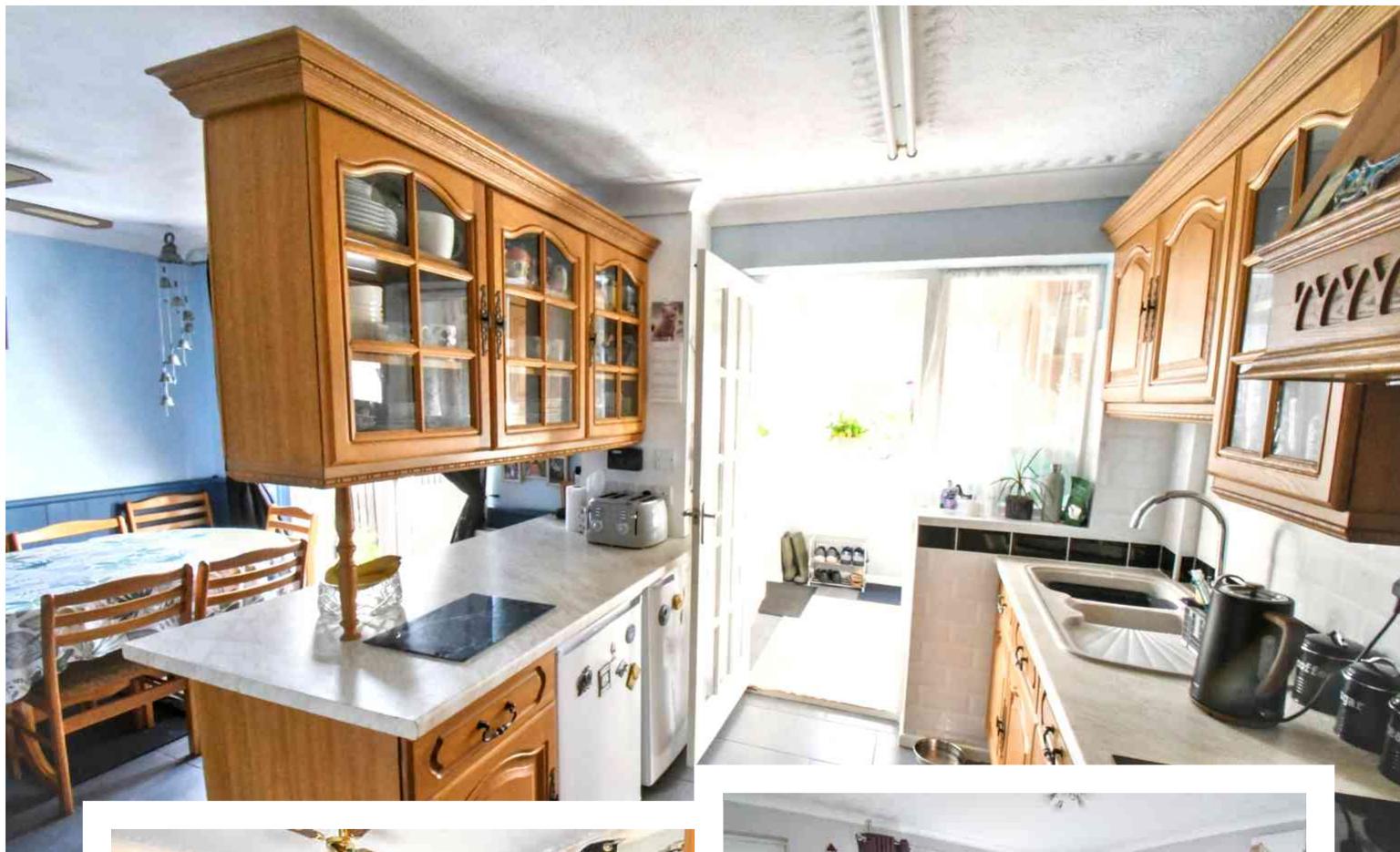
Mepham Road
Wootton
MK43 9EN

Offers in Excess of
£315,000

Extended and immaculately looked after three bedroom home. Lounge with separate kitchen/diner, utility room, white re-fitted bathroom suite. Enclosed rear garden with garage to the rear of the garden and drive.

- Extended Three Bedroom Property
- Gas Central Heating
- Lounge
- Open Plan Kitchen /Diner
- Utility Room
- White Bathroom Suite
- Garage & Drive
- Rear garden

- Council Tax Band B
- Energy Efficiency Rating C



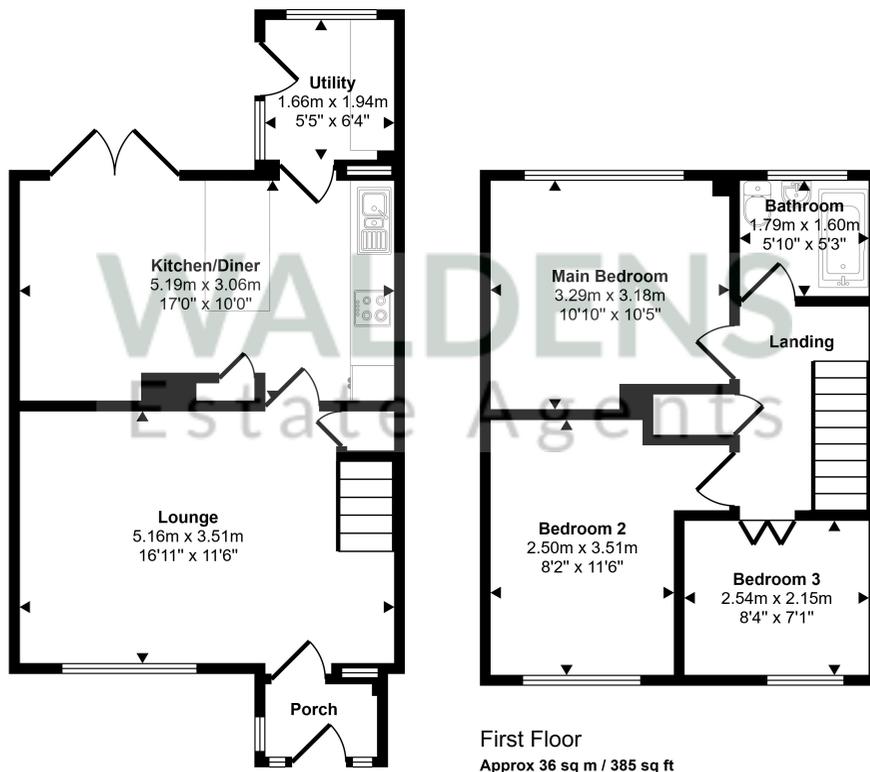
Located on a no-through road close to country walks. Within walking distance, you'll find a local post office and a convenient store, making everyday errands effortless. For families, the area boasts excellent schooling options, including an upper school, all within easy walking distance. Wootton's strategic position provides quick and easy transport links to major routes such as the A421, A428, M1, and A1, ensuring seamless connectivity to surrounding towns and cities.



Discover this beautifully extended and meticulously looked-after three-bedroom family home. The entrance porch leads into the lounge. The spacious lounge offers a comfortable living area with stairs to first floor, complemented by a separate kitchen/diner. The kitchen has ample storage cupboards and built-in oven and hob. The breakfast bar divides the areas and overlooks the dining space. This area has double doors leading out into the garden. A convenient utility room adds practicality to daily living, with space for washing machine and tumble dryer. Door which leads into the garden. Upstairs you have three good sized bedrooms with a modern, white re-fitted bathroom suite, providing a fresh and clean feel throughout. Outside the enclosed garden offers a private outdoor space, with entertaining patio area. The garage is found to the rear of the garden. Gated access leads out onto the drive with parking for one car. The garage has up and over door. To the front the property is enclosed by shrubs and path leads to the entrance. This lovely home combines comfort, style, and functionality—ready for you to move in and enjoy.



Approx Gross Internal Area
76 sq m / 814 sq ft



Ground Floor
Approx 40 sq m / 429 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 73 | 80 |
| (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.

