



Brooke Piece, Marston Moretaine, Bedford MK43 0YS



Brooke Piece  
Marston Moretaine  
Bedford  
MK43 0YS

£475,000

Chain free four bedroom detached home within walking distance of the forest centre and millennium park. Set on a no through road with three reception rooms, garage, en-suite and fitted wardrobes to main bedroom.

- Four Bedroom Detached Home
- Garage & Driveway
- Study & Cloakroom
- Lounge
- Kitchen / Dining Area
- Utility Room
- En Suite & Fitted Wardrobes To Principle Bedroom
- Front & Rear Gardens
- Gas Central Heating
- No Onward Chain

- Council Tax Band F
- Energy Efficiency Rating B



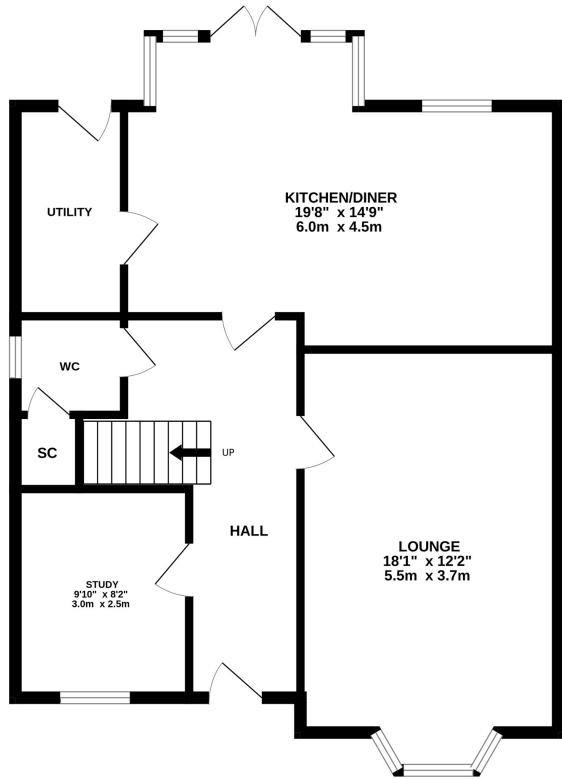
Marston Moretaine is a delightful village with many amenities close by. Excellent road links with A421, A428 and M1 within a short distance.



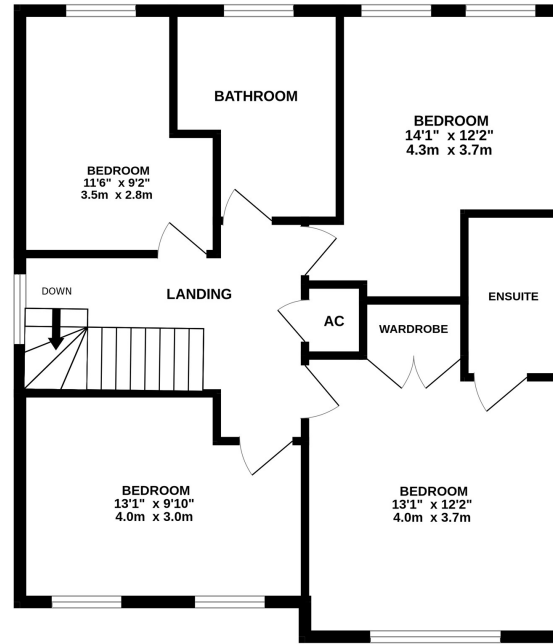
Set back from the road we're pleased to have for sale this immaculate detached home with no upper chain. Entering the property into the sizeable hall with doors to all the main living areas. The lounge is to the front with beautiful fitted shutters. The study like the lounge has fitted shutters overlooking the front of the property. The kitchen diner runs the whole width of the rear of the property. Kitchen area has a wonderful array of cupboards and work surfaces. Integrated appliances. Dining area has a beautiful box bay window with fitted shutters allowing access to the rear garden. The utility room has cupboards, space for washing machine. Door leads out into the rear garden. Off the hall you have a downstairs cloakroom with storage. Upstairs there is a sizeable landing with doors to all rooms. All four bedrooms are of a good size and all having fitted shutters. The main bathroom has panelled bath, separate shower cubicle, low level WC and wash hand basin. The main bedroom has a range of fitted wardrobes with en-suite shower room. Outside the garden is fully enclosed, mainly laid lawn with shrub borders. Access to the garage is through personal door. The drive leading to the garage allows additional parking. Garage has up and over door.



GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR  
735 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 1510 sq.ft. (140.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>93</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(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	

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