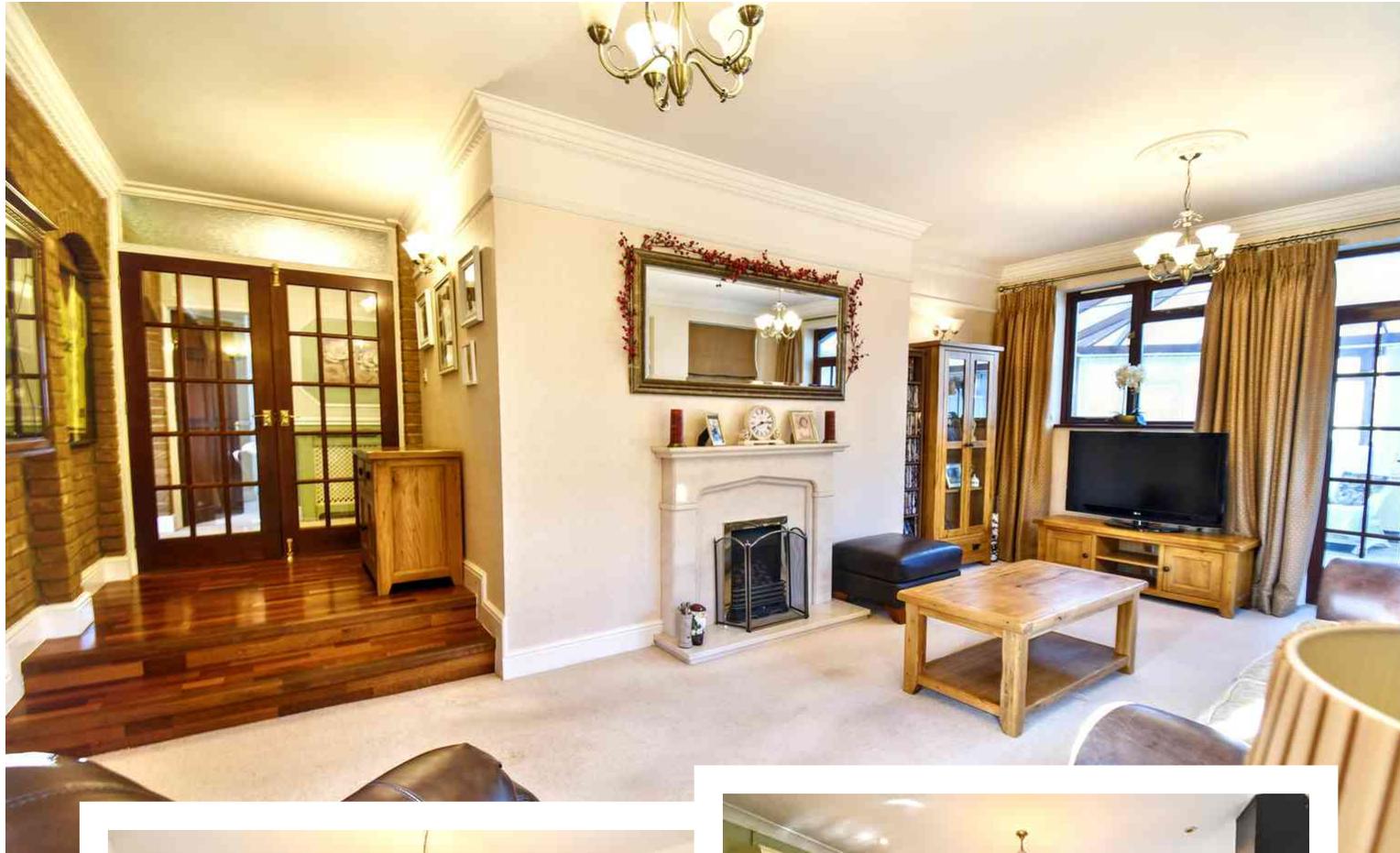




58a Cause End Road, Wootton, Bedford, Bedfordshire MK43 9DE

WALDENS ESTATE AGENTS





Bedfordshire

£650,000

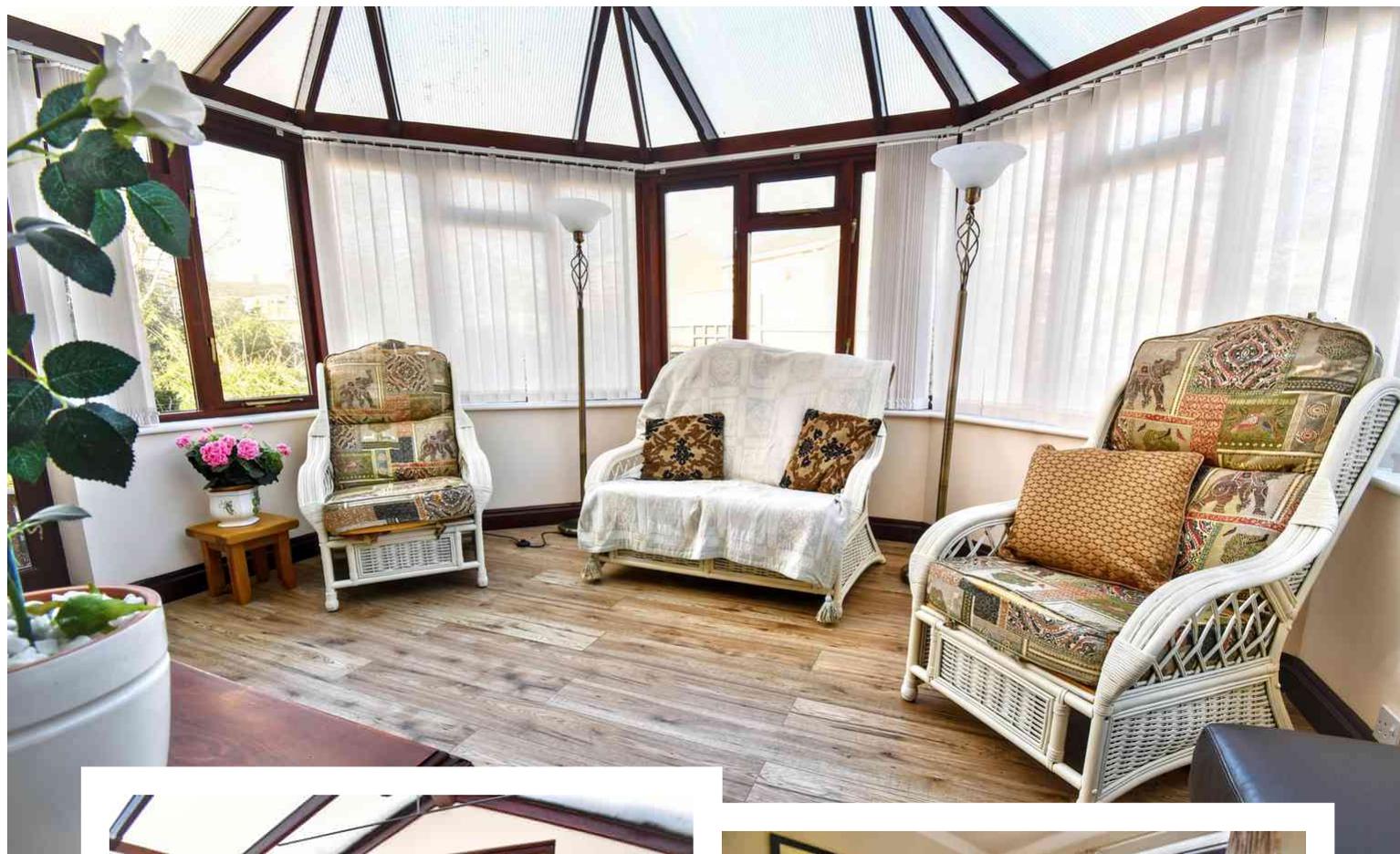
Tucked away off Cause End Road, this individually built & thoughtfully designed four-bedroom detached bungalow offers spacious & versatile accommodation. Two generous reception rooms. Conservatory. A well-appointed kitchen is complemented by a separate utility room. En-suite. Stylish four-piece family bathroom. Externally, an impressive 86ft driveway provides ample off-road parking and leads to a double garage. The home is set within attractive wrap-around gardens.

- Built & Designed By Current Sellers
- Immaculate Condition
- Stunning Kitchen/Breakfast Room
- Conservatory
- En Suite & Fitted Wardrobe To Main Bedroom
- Two Reception Rooms
- Seperate Cloakroom
- Four Piece Bathroom Suite
- Double Garage With A Multi Car Driveway
- Utility Room
- Plot of approx 0.20Acre. (STS)

- Council Tax Band D
- Energy Efficiency Rating D

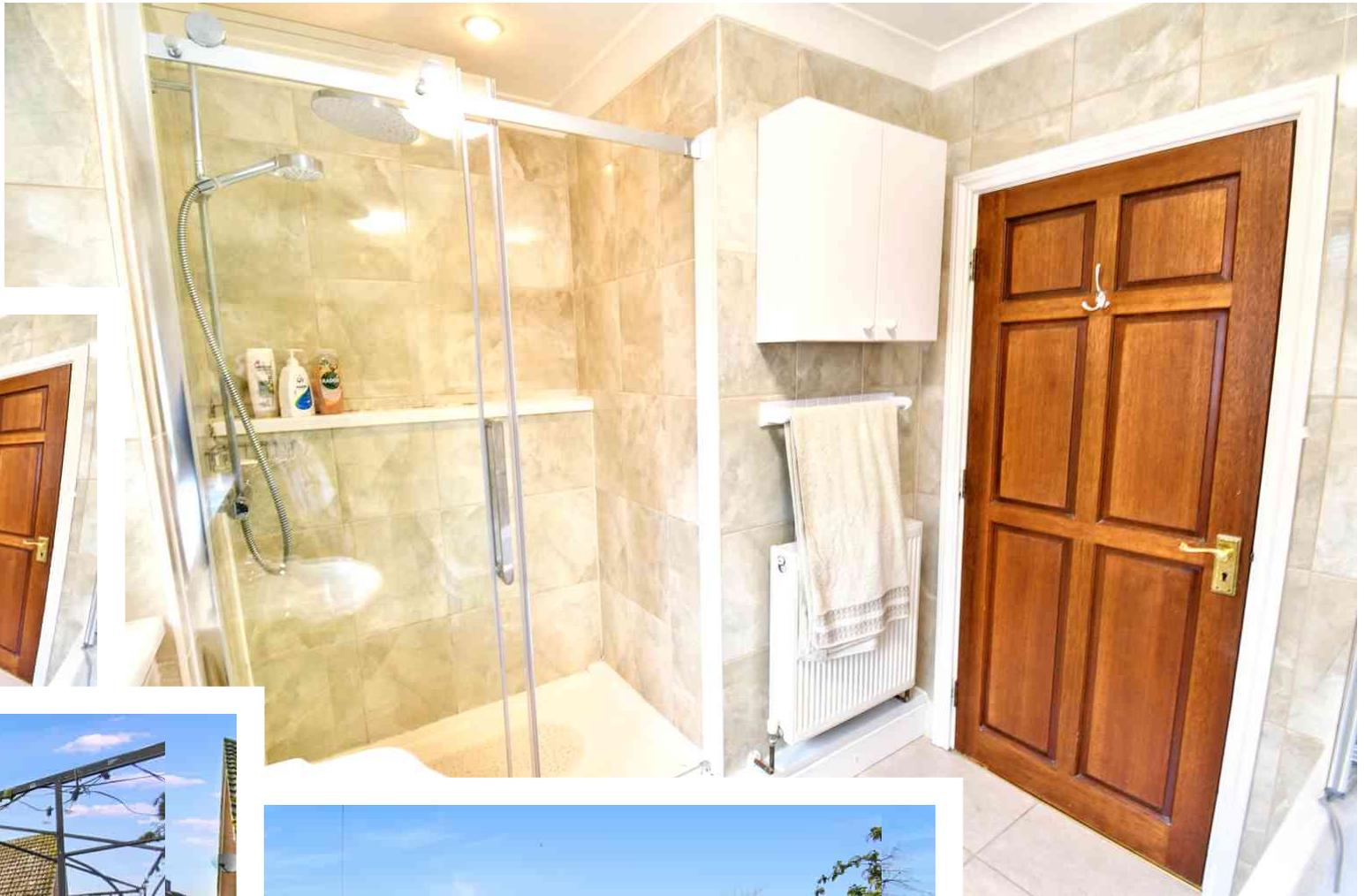






Set beyond an impressive 86ft driveway, this exceptional individually designed bungalow enjoys a private position within beautifully established wrap-around gardens.. An elegant and spacious reception hall provides a striking first impression and effortless access to the principal rooms. The sunken lounge is a standout feature — bright and inviting, with large windows and double doors that flood the space with natural light and create a seamless connection to the gardens. The adjoining conservatory offers uninterrupted views and direct access outside, perfect for year-round enjoyment. At the heart of the home, the country-style kitchen/breakfast room combines warmth and practicality, offering extensive cabinetry and generous workspace, all bathed in natural light. A separate utility room provides additional convenience and garden access. The dining room, positioned close to the kitchen, comfortably accommodates a large table, ideal for entertaining. The principal bedroom suite offers a peaceful retreat with fitted wardrobes and a beautifully appointed en-suite shower area. Three further well-proportioned bedrooms provide flexibility for family life, guests, or home working. The immaculate family bathroom features a panelled bath and separate shower, complemented by a separate guest cloakroom. Outside, the wrap-around gardens extend to approximately 160ft, offering privacy, mature planting, and ample space for entertaining. A detached double garage sits to the front of the property, enhancing both practicality and the sense of seclusion. A rare opportunity to acquire a distinctive home where space, privacy, and refined living come together effortlessly.



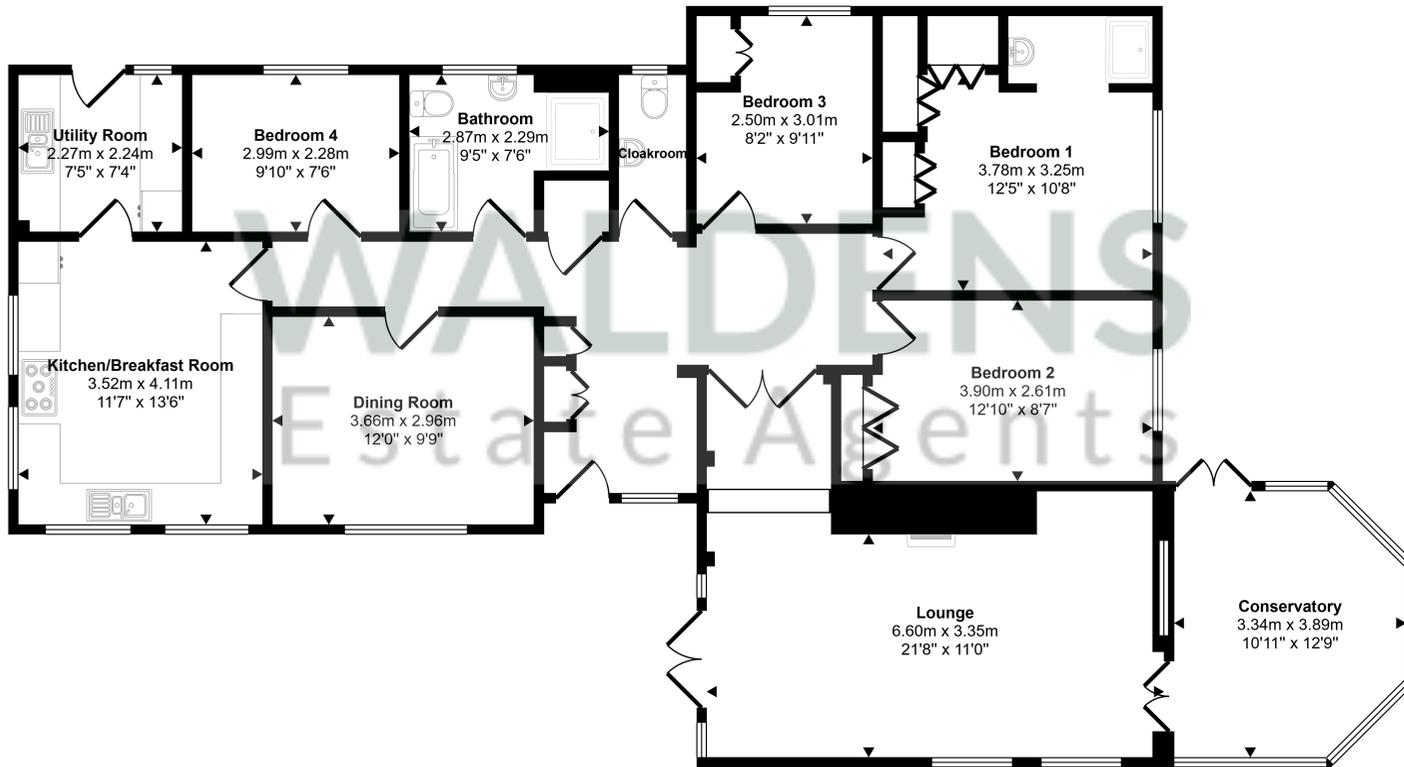




Wootton offers a range of local amenities, including convenience stores, a post office, village hall, and pubs serving food, all contributing to a strong sense of community. Easy access to Bedford and surrounding towns. Major routes such as the A428, A421, and M1 are all within easy reach. Families will appreciate the local schools, with Wootton Upper School located directly on Hall End Road and Wootton Lower School also nearby.



Approx Gross Internal Area
145 sq m / 1557 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	60	70
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Floorplan

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.

01234 856684 | sales@waldens.co.uk | www.waldens.co.uk | 188-190 Bedford Road, Bedford, MK42 8BL

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