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9F Lansdowne Road

Bedford, Bedfordshire, MK40 2BY



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Energy Efficient Modern Home Constructed in Period Style – On One of Bedford’s Best Streets

A lovely five/six-bedroom family home in the leafy Lansdowne Road conservation area of the historic market town of Bedford. Outwardly in keeping with its Victorian neighbour, yet with every modern comfort inside, including cinema room, and only a few minutes stroll from the railway station. Built in 2017 with five other houses in pairs, with driveway parking and the largest of the gardens, there's even scope to extend and add significant value in the future.

You can walk to all the facilities you would expect of Bedfordshire's County town. Shops, supermarkets and surgeries, as well as fast trains to London, are all within a mile of your front door, not to mention the world-renowned Harpur Trust private schools and the outstanding Free School. The award-winning Polam school for under-7s, including nursery and swim school, is just at the end of your tree-lined street. The well-thought-of catchment school, Livingstone Primary, is a few hundred yards away, while Biddenham School for 11-19s is a little over a mile. A super green area, with tennis courts and children's play facilities, is just around the corner in Dynevor Road.

Whatever your age, whatever your taste in music, theatres, restaurants and pubs, sports and fitness facilities, you'll discover what you're looking for in Bedford. And you'll also discover beautiful parks and one of the finest river embankments in the Country. As you turn into Lansdowne Road, with its trees, a green sitting area in the middle of the street and a distinct community atmosphere, a sense of well-being washes over you. It's easy to forget you're so close to the town centre in one direction and the railway station the other, and hard not to feel fortunate when you realise you never need to pull the car out of the drive.



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AT A GLANCE

5/6 bedrooms in total (1st two on 1st floor, others on top floor) / 3 bath/shower rooms in total

- Main Bedroom Suite, with walk-in wardrobe/dressing room, and shower room
- Guest bedroom, with shower room (bedroom currently used as a cinema room/snug – equipment by conversation)
- 3 further double bedrooms
- Study (could be used as single bedroom)
- Bathroom, with shower over bath
- Kitchen/Dining room, with Bosch single built-under oven, gas hob and chimney hood, Integrated 70:30 fridge/freezer, integrated dishwasher and water softener. Space for washer/dryer and microwave in tall cupboard – Scope for kitchen extension
- Sitting room, with bay window
- Hall, with Cloakroom and built-in cupboard for shoes, coats and storage
- Garden, with side access, rubber bark chippings play area, terrace and decked seating area (constructed from Balau hardwood)
- Driveway for 2 to 3 cars
- Gas central heating, with Ideal Logic boiler / Therma Q Evocyl Indirect unvented hot water system
- Nest security system and smart bell
- Wooden window shutters throughout

FURTHER FACTS & FIGURES

- Full fibre 900 internet connectivity (BT- up to 900 Mbps)
- Council tax band: F / EPC rating: B
- Bedford Railway Station: approx. 900 yards – fast trains to London: 39 minutes / Cambridge: 30 miles / Milton Keynes: 17 miles
- Harpur Trust Schools: Walking distance / Catchment Schools: Livingstone Primary: approx. 750 yards / Biddenham International School: 1.2 miles



Echoing the design of the beautiful Victorian villas in this sought-after street, red brick contrasts with stone bays and string courses, and wooden sash windows slide in traditional style. Yet they are high performance windows, the boiler is highly efficient, the walls, floor and roof are insulated, and you'll be delighted in the effect on energy costs.

You'll be delighted too with the Farrow and Ball decoration, the wooden window shutters, and the panelling and floating shelving which add character to the bedrooms. Not to mention the beautiful quartz surfaces and Porcelanosa tiling which add style to the kitchen, with its gloss furniture and Bosch appliances, and to the Roca bathrooms.

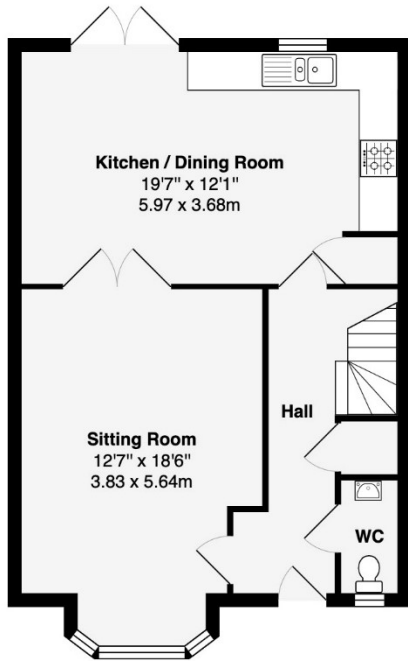
Spread over three floors, there's space for everyone and everything. So many rooms that you can choose how you use them – there's the lovely, large sitting room, of course, with its beautiful bay, and there's the kitchen cum dining room, with exciting scope for an extension, but the flexibility of the rooms upstairs is clear.

The second-floor guest bedroom has been turned into a super snug and cinema room, with sound-deadening wall panelling. You can easily return it to how it was but, goodness, you might be tempted to have a conversation about leaving the equipment.

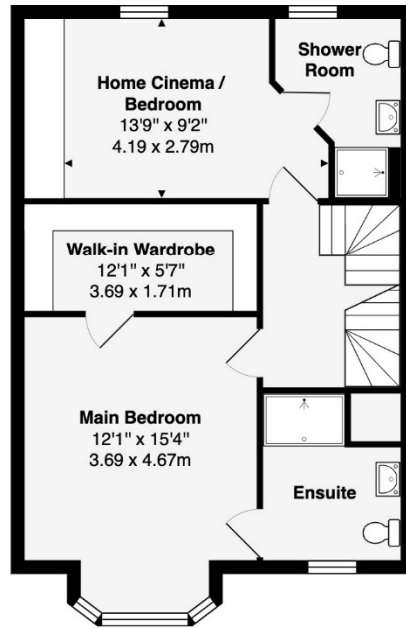
The main bedroom suite is quite something, large enough for a super king size bed, a stylish shower room, and a superb walk-in dressing room with its led-lit wardrobe arrangement. Look forward to waking up to the lovely Victorian street scene from the bay and watch the newly pollarded weeping willow regenerate.

The top floor is given to bedrooms for the young and studies for those a touch older. But it's your choice. As it is whether to open the kitchen to a stylish garden room built out over the terrace, the play area having been designed to create a super spot for morning coffee in the future, the Balau decking perfectly positioned to catch the sun from midday. Enjoy the neighbouring Laburnum's glorious golden train, the birdsong, and your Sweetgum tree as, along with your family, it develops and thrives in this lovely home.

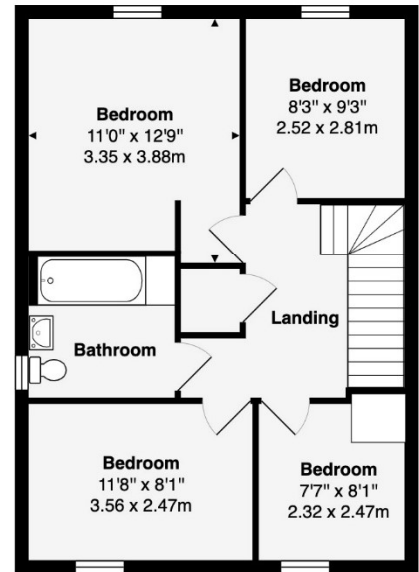




Ground Floor



First Floor



Second Floor

Approximate Total Area: 1691 ft² ... 157.1 m²

This brochure, including the boundary and floor plans (not to scale), is a guide only and nothing within it forms part of an offer or contract. All dimensions are approximate.



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To discuss this unique home or one you wish to sell, please contact us.

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