



Juffs Lane, Wootton, Bedford MK43 9FG



Juffs Lane
Wootton
Bedford
MK43 9FG

£355,000

Situated on the popular Berryfields development we have for sale this 3 Bedroom semi-detached property. The lounge/diner runs full length of the property. Kitchen/ breakfast room with space for all appliances. Main bedroom with en-suite shower room. Off road parking and garage.

- Well presented modern 3 Bedroom semi-detached property
- Double glazed and gas central heating
- Cloakroom
- Lounge/diner
- Main bedroom with en suite shower room
- Family bathroom
- Front & Rear gardens
- Garage & Driveway

- Council Tax Band C
- Energy Efficiency Rating B



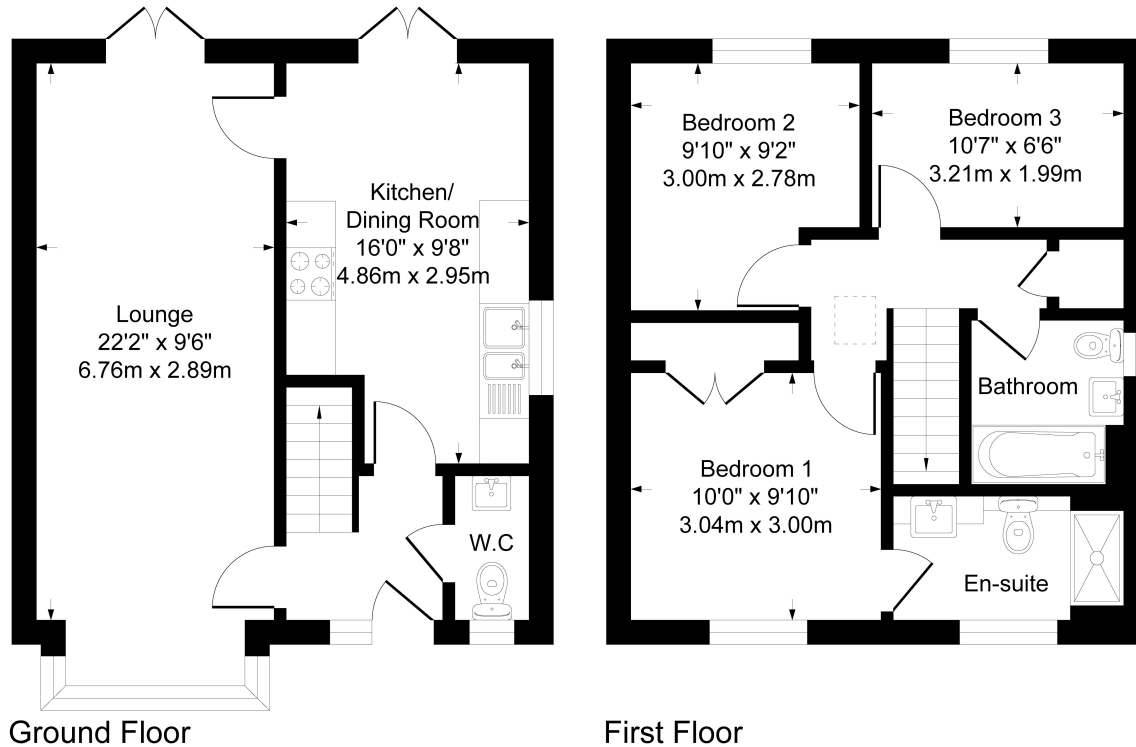
Village location



Entering the property into the entrance hall with stairs to the first floor and doors to all living areas. Cloakroom with W.C and wash hand basin. Lounge/diner with the lounge area having window to front aspect and the dining area having doors leading out to the rear garden. Kitchen with a range of units with built in oven & hob, space for fridge freezer, space for washing machine, wall mounted boiler. Breakfast bar area. Window to side aspect. French doors to rear garden. On the first floor the main bedroom has built in wardrobes and a 3 Piece en-suite. Two further bedrooms with one being a double and the other being a single bedroom. 3 Piece Family bathroom finish off the internal parts of this property. On the outside the rear garden which is partly laid to paving with the remainder laid to lawn. Decking area at the rear of the property. Behind the garage within the rear garden is a paved area with a pergola which currently houses the hot tub. Garage at the side of the property but has been partly converted to a games room. This could easily put back to a garage if required. Driveway providing off road parking.



Approximate Gross Internal Area 891 sq ft - 83 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(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