



Potters Cross, Wootton, Bedfordshire MK43 9LA

WALDENS ESTATE AGENTS



3 Stables Court Potters Cross
Wootton
Bedfordshire
MK43 9LA

Guide price £415,000

Located at the end of a cul-de-sac along a private drive, this well-presented two-bedroom detached bungalow offers comfortable and modern single-level living. Spacious lounge/diner. Modern kitchen with quality fittings Bright conservatory overlooking the garden. Main bedroom with en-suite shower room. Additional second bedroom and bathroom. Driveway and garage offering ample parking and storage

- Well presented 2 Bedroom detached bungalow
- Situated in a Cul-de-sac down a private drive
- Spacious lounge/diner
- Modern kitchen / dining room with appliances
- Conservatory
- Bedroom 1 with en suite shower room & Fitted wardrobes
- Bedroom 2 with fitted wardrobes
- Main shower room
- Front & Rear gardens
- Garage & Driveway

- Council Tax Band D
- Energy Efficiency Rating D



Situated in a private Cul-de-sac just off Potters Cross.
Within walking distance to local amenities.

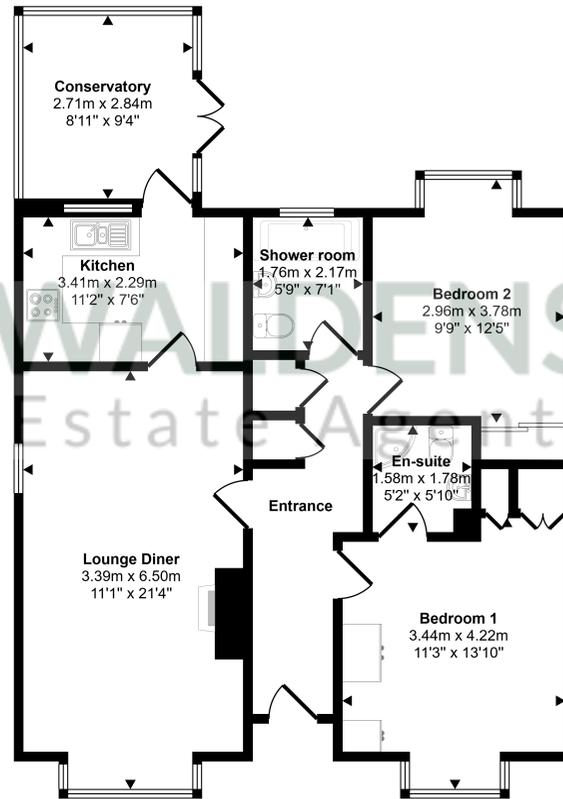


Entering the property, you are welcomed into a hallway featuring two convenient storage cupboards, one of which houses the boiler. Doors lead to all main living areas from here. The lounge/diner is generous in size, offering a bright and comfortable living space with a feature fireplace and windows to both the front and side aspects, allowing plenty of natural light. The kitchen is well-equipped with a range of fitted units, an eye-level built-in oven, integrated microwave, and fridge. A breakfast bar with seating adds a casual dining option and sociable space. A conservatory to the rear provides an additional living area and enjoys views over the private rear garden. The main bedroom includes a comprehensive range of built-in wardrobes and benefits from an en-suite shower room. Bedroom two also features built-in wardrobes, making it ideal for guests or additional storage. The main shower room is fitted with a modern suite, including a walk-in shower, vanity wash hand basin, and W.C. Outside, the rear garden is low-maintenance, laid to paving and enclosed by wooden fencing, offering a private and secure outdoor space. The front garden is attractively laid with decorative stone. A driveway provides off-road parking and leads to a detached single garage.

It is recommended that any interested purchasers should satisfy themselves as to the accuracy of all internal measurements and that all heating, hot water, plumbing, sanitary and electrical installations which have not been tested by us are in efficient working order and ensure services are connected. All telephone installations are subject to individual telephone company regulations.



Approx Gross Internal Area
80 sq m / 865 sq ft



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	74
(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.

