

FREEHOLD



House - Detached

7 CLOVELLY WAY, BEDFORD, BEDS, BEDFORD, MK40 3BJ

Asking Price

£485,000

FEATURES

- Detached
- Extended
- 22ft Kitchen/Diner
- Family Bathroom
- Four Bedrooms
- 28ft Lounge/Diner
- Downstairs wc/Shower Room
- Integral Garage



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4 Bedroom House - Detached located in Beds

FULL DESCRIPTION

A BEAUTIFULLY maintained and EXTENDED FOUR Bedroom Detached family home ideally situated in the highly regarded and sought after area known as DEVON PARK. The main highlights include a larger than average hallway, downstairs wc/shower room, 28ft Lounge/family room, 22ft open plan kitchen/diner, by-fold doors opening to rear garden, four well proportioned bedrooms, Family bathroom, PRIVATE and well stocked rear garden with potential for an office/gym, integral garage and ample parking for several cars. All local amenities are within close proximity along with the Historic Bedford Park, Priory Marina, Russell Park, the BEAUTIFUL riverside Embankment and Town centre only a short walk away. To fully appreciate this WONDERFUL home an internal and external viewing is strongly advised. NO UPWARD CHAIN. Call to view.

ENTRANCE HALL

19'0" x 6'0"

(Narrowing to 4ft) Opaque double glazing picture window and door to front, wood flooring, built in storage cupboard, stairs to first floor, doors to main rooms.

CLOAKROOM

8'0" x 3'0"

Three piece suite comprising shower, wash hand basin, low level wc, heated towel rail, inset spot lighting, tiled flooring.

LOUNGE/FAMILY ROOM

28'0" x 14'0"

(Narrowing to 7.4') Feature wood burner, wood flooring, double glazed window to front with built in shutters, double glazed by-folding doors to rear.

KITCHEN/DINER

22'0" x 13'0"

(L Shaped) Open plan living, built in five ring gas hob with oven under and

extractor fan over, integrated washer/dryer, dish washer and fridge freezer, base mounted units, wood flooring, inset spot lighting, under stairs cupboard, further built in cupboard, double glazed by-folding doors to rear.

LANDING

Built in cupboard, access to loft void, doors to main rooms.

BEDROOM 1

11'0" x 11'0"

Double glazed window and shutters to front, built in wardrobe.

BEDROOM 2

10'0" x 10'0"

Double glazed window and shutters to front.

BEDROOM 3

8'0" x 8'0"

Double glazed window to rear.

BEDROOM 4

9'0" x 6'0"

(Irregular shaped room) Double glazed window to rear.

BATHROOM

6'0" x 5'0"

Three piece suite comprising bath with mixer shower over, low level wc, vanity wash hand basin, tiled flooring, heated towel rail, double glazed window to rear.

FRONT GARDEN

Paved driveway providing ample parking for several cars, gated side access to both sides, electric charging point, entrance porch with inset spot lighting.

REAR GARDEN

Patio area, flower and shrub borders, wood panel fence surround, laid to lawn, two gated side access, water tap to side, outside light. Garden shed/office.

GARAGE

Up and over style door with power and lighting.



Call us on

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Council Tax Band

E

GROUND FLOOR
765 sq.ft. (71.0 sq.m.) approx.

1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



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7 CLOVELLY WAY, BEDFORD

TOTAL FLOOR AREA: 1282 sq.ft. (119.1 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 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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