



Lindrick Close, Great Denham, Bedford, MK40 4RZ Guide price £700,000 Freehold

Nestled in a charming quiet cul de sac in Great Denham, this stunning 5 double bedroom detached executive home offers a perfect blend of modern living and picturesque countryside views. Beautifully presented throughout, this superb property offers spacious living accommodation across 3 floors including an impressive entrance hall with a cloakroom, an understairs storage cupboard and a thoughtfully designed & fitted study. Across the hallway you will find a light & airy bay fronted lounge and to the heart of the home a stylish open planned kitchen/breakfast room with integrated appliances, a breakfast bar and a separate utility room. There is a superb dining area just off the kitchen breakfast room with double doors leading out to an elegant garden room. On the first floor there is an impressive master bedroom & dressing area with fitted wardrobes leading through to the en suite, generous sized 4th & 5th bedrooms and a well presented family bathroom. The 2nd floor boasts two 26ft bedrooms with fantastic views and a convenient Jack & Jill bathroom. Externally the property offers a beautifully landscaped rear garden with paved patio seating areas, perfect for entertaining and a hot tub area. The property also benefits from a recently converted garage which incorporates an entrance leading into a 2nd utility room, a work shop, a garage with fitted storage cupboards and to the back of the garage there is also a gym room with its own entrance. The double garage retained its double electric doors so it could easily be converted back if required. To the front you will find a large double driveway providing ample parking space and stunning views. Being just a short walk to the local shops, Schools and the Great Denham Country Park, this exceptional property has everything you need for a perfect family home.



Entrance Hall

WC

Study

11'5 x 10'4 (3.48m x 3.15m)

Lounge

18' (into bay) x 12'3 (5.49m (into bay) x 3.73m)

Kitchen/Breakfast Room

20' x 13'6 (6.10m x 4.11m)

Dining Area

10'7 x 10'2 (3.23m x 3.10m)

Garden Room

12'10 x 9'9 (3.91m x 2.97m)

Utility Room

First Floor Landing

Master Bedroom

18'3 (into bay) x 12'6 (5.56m (into bay) x 3.81m)

Dressing Area

10'6 x 6'3 (3.20m x 1.91m)

En Suite

Bedroom 4

13'8 x 10'7 (4.17m x 3.23m)

Bedroom 5

13' (into bay) x 11'4 max (3.96m (into bay) x 3.45m max)

Family Bathroom

2nd Floor Landing

Bedroom 2

26'2 max x 12'6 (7.92m/0.61m max x 3.81m)

Bedroom 3

26'2 max x 13'6 (7.98m max x 4.11m)

Jack & Jill Bathroom

Rear Garden

Garage

16'11 x 9'11 (5.16m x 3.02m)

2nd Utility Room

9'1 x 5'11 (2.77m x 1.80m)

Workshop

9'1 x 7'7 (2.77m x 2.31m)

Gym Room

9'1 x 5'10 (2.77m x 1.78m)

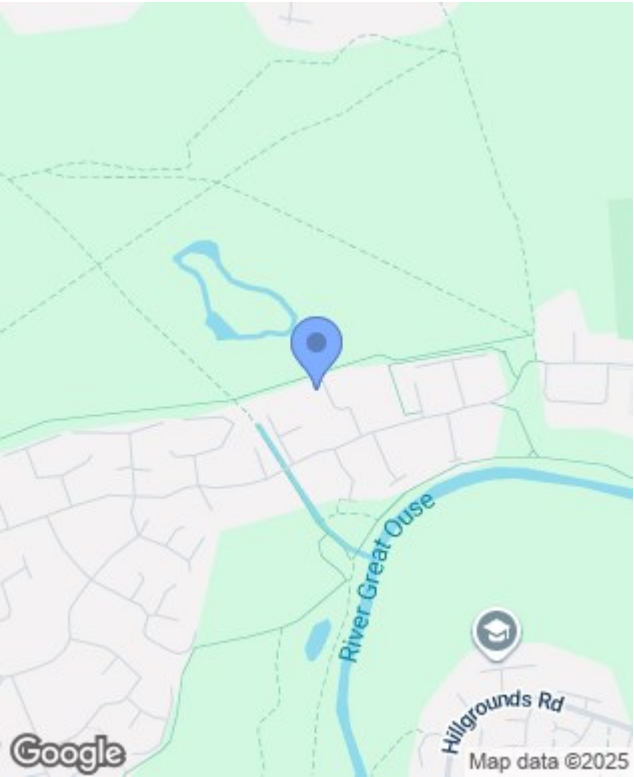
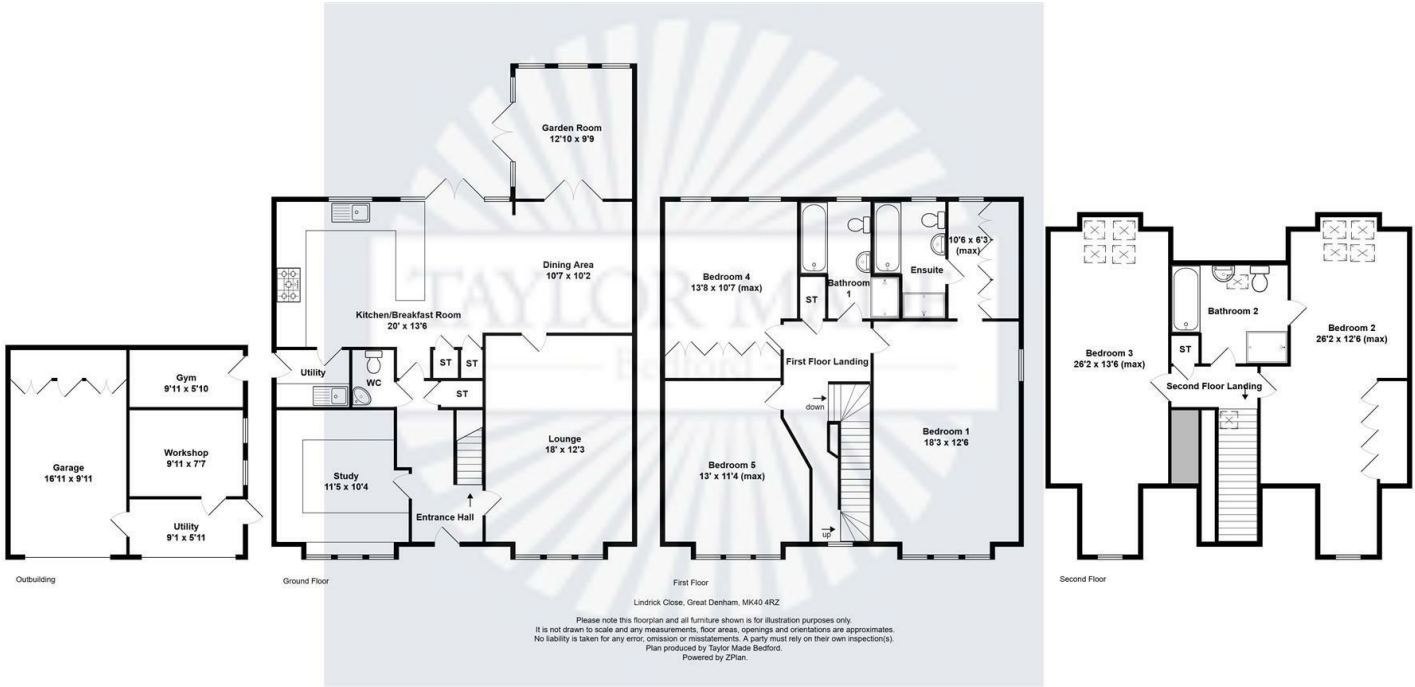
Double Driveway

Great Denham

Great Denham is situated just 2 miles from Bedford Town Centre. This sought after village boasts many local amenities including a bistro, takeaway, dentist, vets, pharmacy, supermarkets, salon, estate agents and the added bonus of good schooling facilities with the local school having an outstanding Ofsted rating. Great Denham is also conveniently located for the Bedford bypass which offers great access onto the A421, A428, A6, A1, M1 and beyond. Bedford rail station is located approximately 2 miles away and offers transport links to Luton in 20 minutes and London St Pancras in under 40 minutes.







Bedford Borough : G

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential Ltd has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2023.





Taylor Made Residential Limited
Taylor House, Roman Gate, Saxon Way, Great
Denham, Bedford, MK40 4FU



01234 302043



bedford@taylormadeproperties.co.uk
www.taylorlandandpropertygroup.co.uk

Company Registration: 10726223 VAT Number: 268 8165 58

