



The Cloisters, , Bedford, MK41 0SP
£500,000 Freehold



A beautifully presented 4 bedroom detached family home tucked away in this quiet cul de sac in the highly popular Riverfield development. Being presented in show home condition throughout, this stunning property offers spacious living accommodation across two floors including a welcoming entrance hall with a built in storage cupboard and a modern cloak room, there is a spacious dining room and along the hallway you will find a stylish fitted kitchen with a convenient utility room. There is a light and airy lounge to the rear of the property which leads through to a fabulous conservatory overlooking the garden and with the added benefit of access to the garage. Upstairs you will find 4 generous sized bedroom with the master bedroom offering 2 fitted wardrobes and an en suite. There are also fitted wardrobes to bedroom 2 and 4 and the upstairs is completed with a well presented family bathroom. On the outside there is a beautiful south facing rear garden with artificial lawn and patio seating areas, perfect for entertaining and to the front there is a neatly maintained front garden and a driveway leading up to a single garage. Being just a short walk to local shops, schools and picturesque walks, this superb property makes the ideal family home.

Entrance hall

Living Room

15'7 x 11'10 (4.75m x 3.61m)

Dining Room

10'7 x 9'8 (3.23m x 2.95m)

Kitchen

13'10 x 8'10 (4.22m x 2.69m)

Utility

6' x 5'3 (1.83m x 1.60m)

WC

Conservatory

15' x 13'1 (4.57m x 3.99m)

First Floor Landing

Bedroom 1

12'2 x 10'1 (3.71m x 3.07m)

Ensuite

Bedroom 2

12'2 x 8'11 (3.71m x 2.72m)

Bedroom 3

9'9 x 8'4 (2.97m x 2.54m)

Bedroom 4

11' x 9'9 (max) (3.35m x 2.97m (max))

Bathroom

7' x 5'7 (2.13m x 1.70m)

Single Garage

17'5 x 8'6 (5.31m x 2.59m)

Driveway

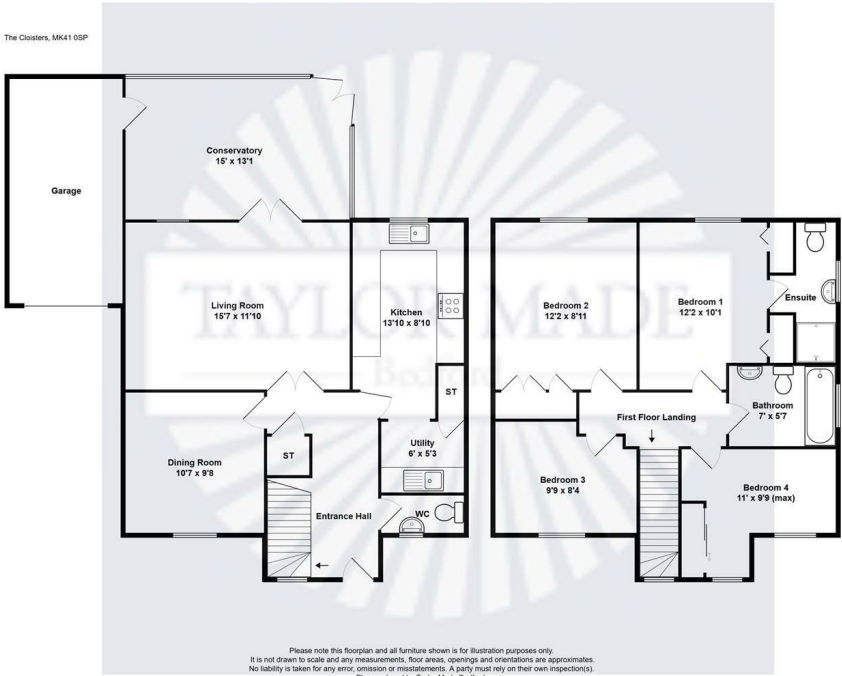
Council Tax: Bedford Borough E

Bedford

Bedford town centre offers excellent retail, dining outlets and leisure facilities to include Robinson Pool and various gyms. The Embankment is a short walk away as well as the new Riverside development offering restaurants, bars and a cinema. The train station, located just outside of the town centre, has fantastic transport links into Luton in 20 minutes and London St Pancras in under 40 minutes. The road links from Bedford also serve commuters well with direct access to the A421, A428, the M1 motorway juncs 13 & 14.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Maximum	Very environmentally friendly - lower CO ₂ emissions	Current	Maximum
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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 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 2024.




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