



Alwin Court, Great Denham, Bedford, MK40 4SP
Guide price £280,000 Freehold



A stunning and rarely available 2 bedroom detached freehold coach house with a garage and private garden tucked away in this quiet cul de sac in Great Denham. Presented in show home condition, this superb property offers spacious living accommodation throughout including an entrance hall with a door into the garage & stairs leading up to the first floor. Upstairs you will find a light & airy dual aspect lounge/dining room with karndean flooring throughout. An inner hallway leads through to a modern kitchen with integrated appliances and fitted cupboards. There are 2 double bedrooms, both with ample space for wardrobes and a beautifully presented family bathroom. On the ground floor you have an integral door leading through to a single garage with an understairs storage cupboard and a door leading out to a well presented enclosed private rear garden. To the front of the property there is an allocated parking space with additional parking and gated side access to the garden. Being just a short walk to local shops, schools and the Great Denham Country Park, this superb property would make the ideal home.

Entrance Hall

Stairs to First Floor

Lounge/Diner

19'4 x 16'6 max (5.89m x 5.03m max)

Inner Hallway

Kitchen/Breakfast Room

12'11 x 6'2 (3.94m x 1.88m)

Bedroom 1

12'10 x 11'0 (3.91m x 3.35m)

Bedroom 2

10'6 x 9'9 (3.20m x 2.97m)

Family Bathroom

Council Tax: Bedford Borough C

Integral Garage & Allocated Parking

19'4 x 11'10 (5.89m x 3.61m)

Rear Garden

Management Fee

Management Fee £297 per annum

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 and a Post Office and the added bonus of good schooling facilities. Great Denham is also conveniently located for the Bedford bypass which offers great access onto the A421, 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.



GROUND FLOOR

FIRST FLOOR

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Total Area - 63 sqm - 678 sqft

Please note this floorplan and all furniture shown is for illustration purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximates. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s). Plan produced by Taylor Made Bedford. Powered by ZPlan.

Energy Efficiency Rating	Current	Maximum	Environmental Impact (CO ₂) Rating	Current	Maximum
Very energy efficient - lower running costs	A	A	Very environmentally friendly - lower CO ₂ emissions	A	A
Energy efficient - lower running costs	B	B	Environmentally friendly - lower CO ₂ emissions	B	B
Decent energy efficiency - lower running costs	C	C	Decent environmental friendliness - lower CO ₂ emissions	C	C
Not very energy efficient - higher running costs	D	D	Not very environmentally friendly - higher CO ₂ emissions	D	D
Not energy efficient - higher running costs	E	E	Not environmentally friendly - higher CO ₂ emissions	E	E
Very poor energy efficiency - high running costs	F	F	Very poor environmental friendliness - high CO ₂ emissions	F	F
Very poor energy efficiency - high running costs	G	G	Very poor environmental friendliness - high CO ₂ emissions	G	G

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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