



Crisp Meadows, Wootton, Bedford, MK43 9QB
Offers over £290,000 Freehold



A superb 2 double bedroom semi-detached property ideally tucked away in a quiet cul de sac in the highly sought after village of Wootton. This fantastic property offers spacious living accommodation throughout including an entrance with a convenient cloakroom. There is a generous sized lounge to the front for the property with an understairs storage cupboard and a doorway leading through to an impressive kitchen/diner with integrated appliances and French doors leading out to the garden. Upstairs you will find 2 double bedrooms with ample space for wardrobes, a fitted cupboard in bedroom 1 and a modern family bathroom. Outside the property boasts a larger than average enclosed rear garden which is mainly laid to lawn with a patio seating area, perfect for entertaining gated side access. The front the property boasts a lovely sized front garden and a driveway directly opposite the house providing parking for 2 cars. Being within walking distance of local shops, schools and parks, this stunning property would make the ideal first home or investment buy.

Entrance Hall

WC

Lounge

15'1 x 9'7 (4.60m x 2.92m)

Kitchen/Dining room

12'11 x 8'2 (3.94m x 2.49m)

Landing

Bedroom 1

12'9 x 8'8 (3.89m x 2.64m)

Bedroom 2

12'9 x 8'1 (3.89m x 2.46m)

Bathroom

Rear Garden

Front Garden

Driveway

Council Tax: B



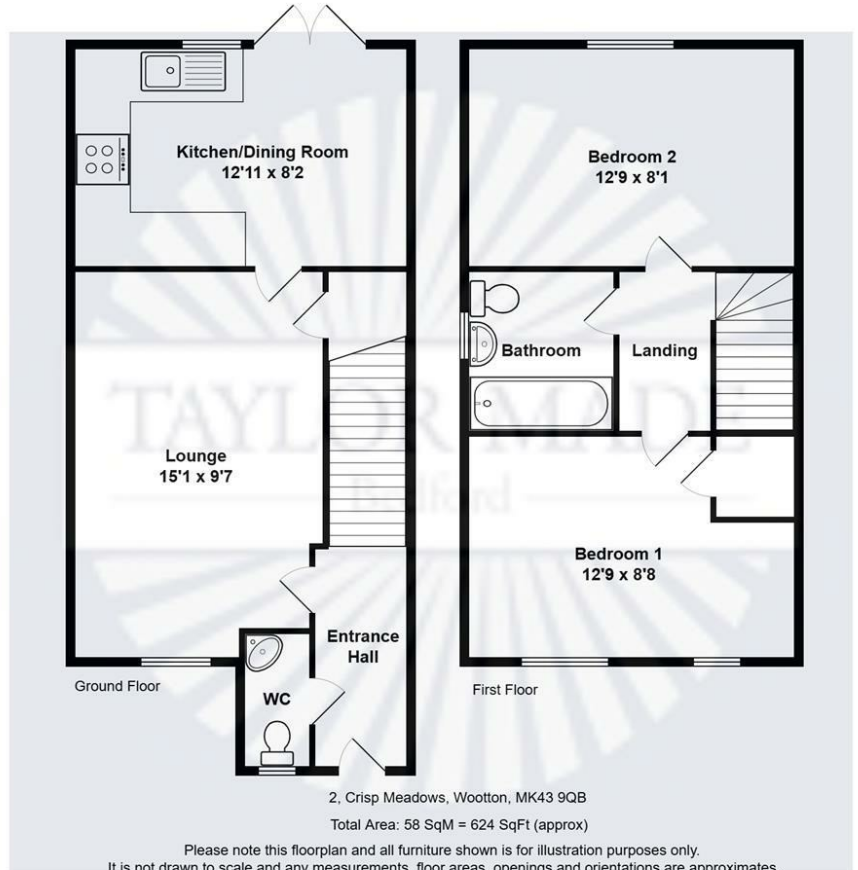
| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|---------|--|---------|
| Current | Maximum | Current | Maximum |
| A | B | B | C |
| 83 | 98 | | |
| England & Wales | | England & Wales | |

Management Charge

Parking Area Management Charge - £242.51 per annum

Wootton

Wootton village is home to a variety of amenities including a selection of pubs/restaurants, shops and a garage. This sought after village is extremely popular and has an abundance of woodland to explore, you will also find a number of period properties along with the renowned Wootton Manor. Wootton is approximately 5 miles from Bedford Town Centre and Train Station which offers links into London St Pancras in under 40 minutes, there is also great access to the A421, A428 and the A6 roads.



2, Crisp Meadows, Wootton, MK43 9QB

Total Area: 58 SqM = 624 SqFt (approx)

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.

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 2026.



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