



Upper Shelton Road, Marston Moretaine, Bedford

Offers Over £750,000 Freehold

4 bedroom detached house for sale

Description

A unique detached property with over 2,500 square feet of accommodation. The house occupies a 0.24-acre plot on the fringe of Marston Moretaine overlooking beautiful Bedfordshire countryside with the benefit of a heated swimming pool.

Upon entering the large reception hall, an abundance of natural light floods through from the rear of the house and the landing. The hallway paves the way to all of the accommodation and the stairs to the first floor.

The first room to the left is the snug, a decent-sized room that could serve several purposes, a playroom or even a ground floor bedroom. To the right, a large sitting room with a stunning feature fireplace and a large box bay window to the front aspect where yet more natural light floods into the home.

The next room is a good-sized study, a practical workspace that is necessary in the modern world we live in. Then a ground floor WC with a two-piece suite, this a very large room and could be converted into a wet room adding a shower in, perfect for getting out of the pool and into the shower.

The rear of the reception hall leads to the heart of the home, a fabulous Kitchen, Dining and Family Room. This area measures more than 30 feet wide and is the perfect space for families to grow, entertain and relax.

The kitchen space has granite work surfaces, an abundance of storage, an extensive range cooker with a five ring hob, sink and a built-in dishwasher. The noisy Kitchen appliances are kept separate in the utility room, which is just off of the kitchen and has a sink, larder cupboard and an additional large storage cupboard where the manifolds are for the individually zoned underfloor heating for the ground floor.

The dining and family space is open plan from the kitchen and has two sets of french doors that open up to the expansive terrace.

On the first floor, the landing is a decent size with a large airing cupboard housing the



hot water cylinder with ample shelving for towels etc. and access to decent loft space.

There are four decent sized bedrooms, and the master suite occupies almost a third of the floor space at the front of the property. The suite offers a large bedroom area with room to comfortably take a super king bed, a walk-in wardrobe and a four-piece ensuite with a large roll-top bath the centrepiece of the bathroom.

There are two large double bedrooms to the rear of the house, both with their own ensuite shower rooms and built-in wardrobes. Bedroom four, a decent size room, completes the floor.

Outside, this home comes into its own, and the frontage offers off-road parking for 8+ cars; there is an EV charging point to the side of the property.

The house has access to the rear garden via either side, the left side is a walkway, and the right side is a much wider walkway, having previously been used as a driveway to access the single garage.

The rear of the house is a perfect space to relax and entertain, the large heated swimming pool occupies the terrace closest to the home with space for seating on either side, the single garage has been converted into an outside entertaining space with storage to one side and the pool plant room the other side, our clients have recently replaced the boiler in the last few months.

Beyond the pool terrace, there is a decent lawned area perfect for kids/pets to play, backing onto the Bedfordshire countryside with another additional brick built storage shed.

Tenure

Freehold

Marston Moretaine, Bedford, MK43

Approximate Area = 2435 sq ft / 226.2 sq m (includes garage)

Limited Use Area(s) = 39 sq ft / 3.6 sq m

Outbuilding = 202 sq ft / 18.8 sq m

Total = 2676 sq ft / 248.6 sq m

For identification only - Not to scale



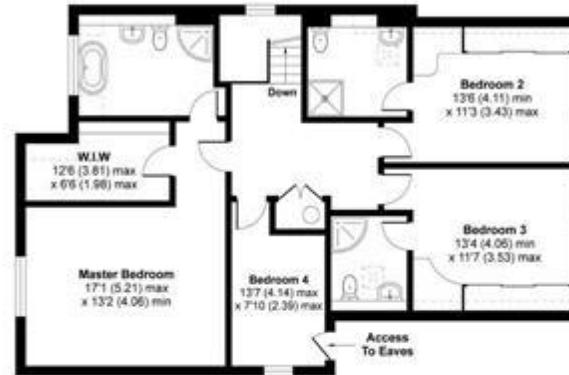
Store
87 (2.62)
x 47 (1.40)

Home Office /
Games Room
151 (4.60)
x 87 (2.62)

Store
87 (2.62)
x 311 (1.19)

Denotes restricted
head height

OUTBUILDING 1 / 2 / 3



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2021. Produced for James Kendall Estate Agents REF: 153050



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