



Waterside Way, Wixams, Bedford

Offers Over £500,000 Freehold

4 bedroom detached house for sale

Description

Occupying an enviable position in a cul-de-sac amongst similarly impressive detached homes, a four bedroom detached home overlooking a lake and parkland with the popular south Bedford village of Wixams.

The house was originally built by Bloor homes to their high and exacting standards and has been maintained and improved by our clients throughout their ownership to a high standard.

The ground floor offers two well proportioned reception rooms in addition to a highly specified kitchen breakfast room with integrated appliances and a standalone island. The noisy appliances are housed in the utility room which has cupboard space and doors to the rear garden and the cloakroom.

The sitting room is a good size spanning the length of the property with dual aspects flooding the room with natural light with views over the lake and parkland. The dining room also benefits from the same views and could double up as a playroom should you use the kitchen for dining.

On the first floor there are four double bedrooms with two en-suite shower rooms and a family bathroom which serves the other two bedrooms. The landing is light and spacious and lends itself to create additional accommodation via the generous space in the loft, neighbouring properties have done similar creating two double bedrooms and a bathroom.

Outside to the side of the house there is a gated driveway providing off road parking in addition to a double garage, the rear garden is a decent size measuring 13.8m x 8.4m with two terrace's, one close to the house and an additional area to the back of the garden with the remainder laid to lawn with gated access to the driveway.

Tenure

Freehold





FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 842 sq. ft./78 m², FLOOR 2: 740 sq. ft./69 m²
 TOTAL: 1582 sq. ft./147 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Viewing by appointment only
James Kendall Estate Agents - Head Office
194 Bedford Road, Kempston MK42 8BL
Tel: 01234 852434 Email: james@jameskendall.co.uk Website: www.jameskendall.co.uk

James Kendall
Estate Agents