



Goff Place, Wootton, Bedford

Offers Over £350,000 Freehold

3 bedroom detached house for sale

Description

Offered for sale with no onward chain, a three-bedroom detached home on a corner plot with a driveway offering parking for two cars side by side located within the very popular 'Berryfields' community in Wootton.

The entrance hallway paves the way to the accommodation on the ground floor and the stairs to the first floor. The sitting room is immediately to your left as you walk through the front door and is a generous size with a large window allowing lots of natural light to flow through, the next door is a cloakroom (WC), and the opposite is the understairs storage.

Occupying the rear of the property with french doors onto the garden is the kitchen dining room, a great space to prepare food, dine and entertain. The kitchen has space for all modern appliances, and the noisy utilities have their place in the separate utility room, which also has a door to the side of the property.

On the first floor, there are three bedrooms, the main bedroom has the benefit of an en-suite shower room, and a family bathroom serves the other two bedrooms.

Outside, the house has a front garden with some mature hedging providing privacy from the road, and there is a double driveway to the side of the house with space for two cars to park side by side.

The rear garden has space for a shed, is laid to lawn and has a small terrace close to the house, all enclosed by timber fencing.

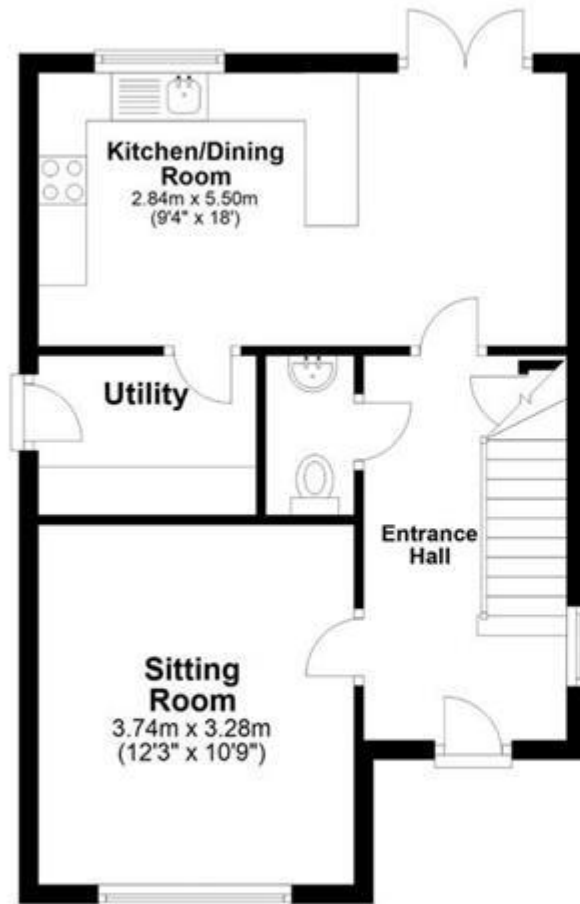
Tenure

Freehold



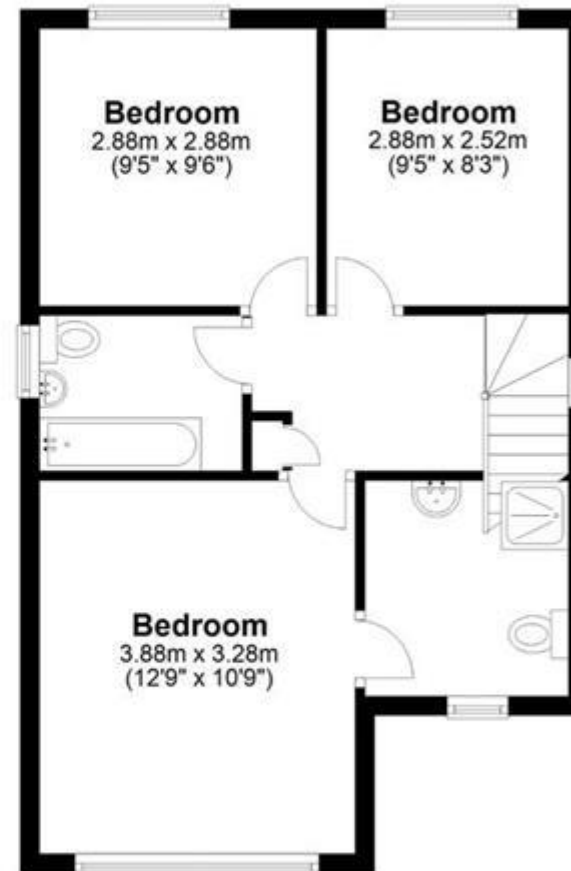
Ground Floor

Approx. 43.1 sq. metres (463.9 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.7 sq. feet)



Total area: approx. 86.6 sq. metres (932.7 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Windows and Door openings are approximate. Whilst every care is taken in the preparation of this floor plan please check all measurements, shapes and compass bearings before making any decisions upon them. © James Kendall Estate Agents
Plan produced using PlanUp.



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