



# Moat Farm Close, Marston Moretaine, Bedford

Offers Over £350,000 Freehold

4 bedroom terraced house for sale

## Description

A modern four-bedroom home arranged over three floors in the very popular central Bedfordshire village of Marston Moretaine well known for schooling and local facilities including shops, doctors and a local supermarket all within close proximity.

The ground floor has a large sitting-dining room with French doors onto the rear garden with built-in storage under the stairway. A good-sized kitchen, A cloakroom (WC) completes the ground floor.

There are three bedrooms on the first floor, a three-piece family bathroom and stairs leading to the second floor.

The whole of the second floor is occupied by the impressive master suite, a large bedroom with some built-in storage, a dressing area and an en suite shower room.

Outside, the house benefits from a generous rear garden with a paved terrace close to the house with gated access to the rear.

The parking is accessed via a gate at the rear of the garden and has space in front of a single garage.

Marston Moretaine is well equipped with local amenities including a shop, post office, supermarket, church and a village lower school. The independent Harpur Trust schools are in Bedford approximately 9 miles away. Road links are also favourable with Milton Keynes approximately 8 miles away via the A421 Western Bypass. Millbrook railway station is approximately 1 mile away and has services to both Milton Keynes and Bedford mainline stations. Bedford has services to London St. Pancras International in 35 minutes and Milton Keynes has services to London Euston in 30 minutes,

## Tenure

Freehold



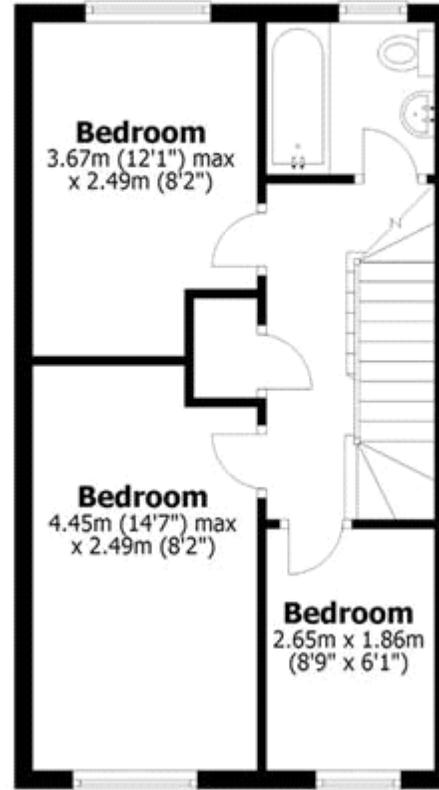
### Ground Floor

Approx. 36.6 sq. metres (394.1 sq. feet)



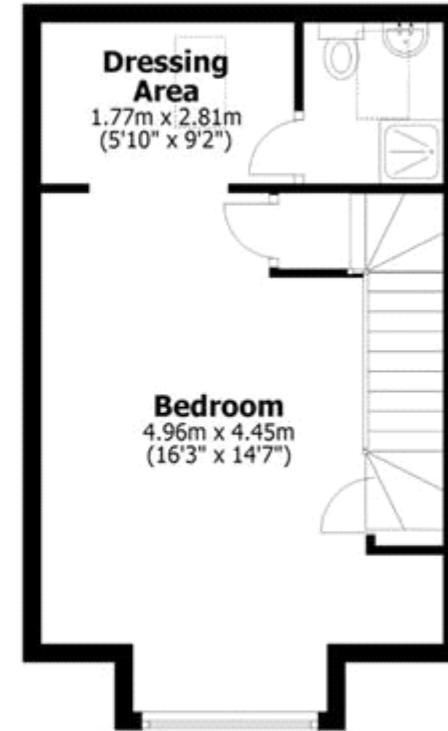
### First Floor

Approx. 36.6 sq. metres (394.1 sq. feet)



### Second Floor

Approx. 32.0 sq. metres (344.8 sq. feet)



Total area: approx. 105.3 sq. metres (1133.0 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](mailto:james@jameskendall.co.uk) Website: [www.jameskendall.co.uk](http://www.jameskendall.co.uk)

**James Kendall**  
Estate Agents