



Fells Paddock, Marston Moretaine, Bedford

Guide Price £365,000 Freehold

3 bedroom end-terraced house for sale

Description

A modern three-bedroom home with a super garden and a whole host of upgrades over standard specification within the desirable new community of Marston Fields in Marston Moretaine, Central Bedfordshire.

This modern three bedroom end of terrace home comes in excellent condition with a spacious lounge, downstairs toilet and upgraded kitchen diner facing onto a larger than average garden. Perfect for entertaining.

Upstairs there are two great-sized double bedrooms, one with ensuite and a single bedroom currently used as a study, perfect for working from home.

This property also benefits from being situated on a quiet street and off-road parking for two cars.

Nearby great local walks are abundant such as the Forest Centre, shops within a 5-minute walking distance, two well regarded Primary Schools, a Village Pub, Doctors, Dentists, a Cafe and a Fuel Station. The A421 also offers excellent and easily accessible links to the M1, Milton Keynes, Bedford and Luton.

Tenure: Freehold

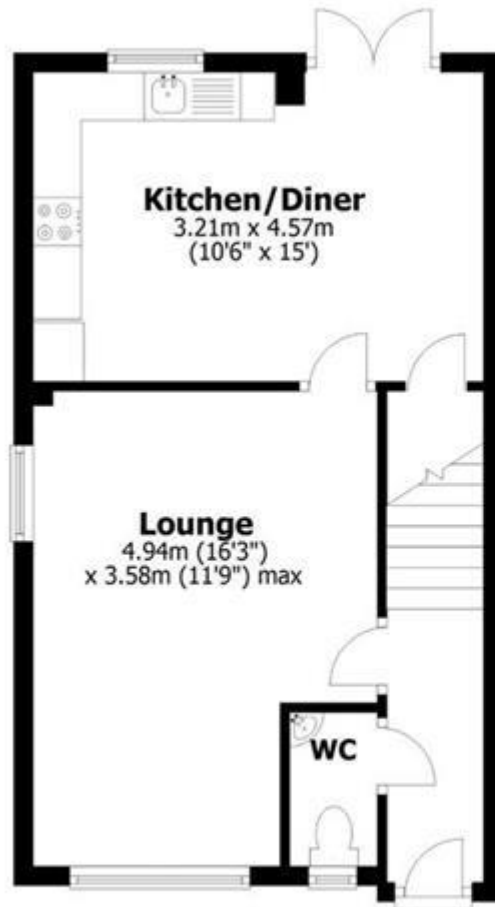
Tenure

Freehold



Ground Floor

Approx. 38.5 sq. metres (414.1 sq. feet)



Kitchen/Diner

3.21m x 4.57m
(10'6" x 15')

Lounge

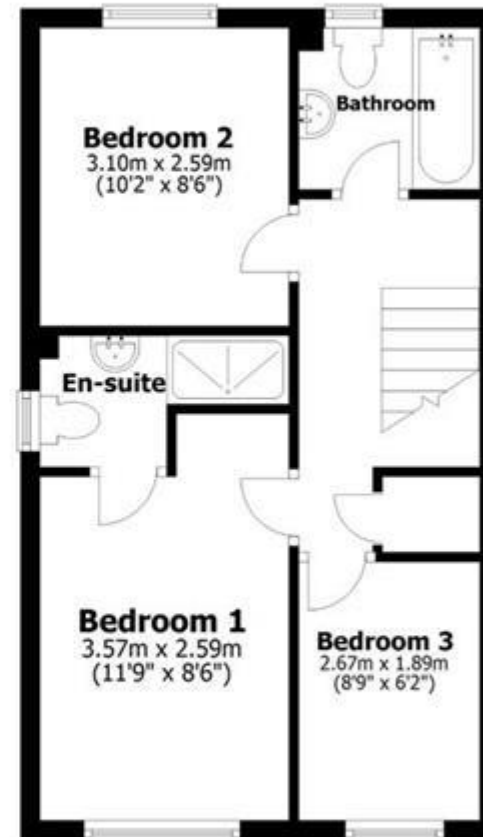
4.94m (16'3")
x 3.58m (11'9") max

WC



First Floor

Approx. 37.7 sq. metres (405.8 sq. feet)



Bedroom 2

3.10m x 2.59m
(10'2" x 8'6")

En-suite

Bedroom 1

3.57m x 2.59m
(11'9" x 8'6")

Bedroom 3

2.67m x 1.89m
(8'9" x 6'2")

Bathroom

Total area: approx. 76.2 sq. metres (819.8 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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