



St. Marys Road, Wootton, Bedford

Offers Over £260,000 Freehold

2 bedroom semi-detached house for sale

Description

Located down a quiet, friendly road in central Wootton, this well-proportioned two bedroom mid-terrace home provides light, bright, airy accommodation, renovated over the last few years by the current owner.

Big costs have already been taken care of here, such as rewiring, a new boiler (still in guarantee), new windows and external doors, Cat 5 cabling throughout, Nest-controlled heating, matching carpeting to the first floor, and modern wood-style flooring and downlighting to the ground floor.

The lounge has been enlarged by removing the chimney breast, giving this room more space and openness, especially in combination with the full-width window to the front. The understairs cupboard in the lounge, the utility cupboard in the kitchen, and the shoe cubbies in the hall mean you can tuck things away to maintain that tidy, uncluttered feel seen throughout the house.

The kitchen is fitted with a range of wall and floor units, with new worktops and a new stainless steel sink and drainer with modern mixer tap. There's ample space for appliances, including an oven, fridge/freezer, and washing machine. There's a window overlooking the garden, and a door opening onto the deck.

Upstairs, the landing has doors to all rooms, a deep airing cupboard, and a loft hatch for further storage. Both bedrooms are good-sized doubles with room for furniture, with the master benefitting from a built-in storage cupboard/wardrobe. Between the bedrooms is the bathroom, another upgrade by the current owner, now featuring attractive wall and flooring tiling, and a wide chrome towel rail. The modern three-piece suite comprises a wc, vanity sink with cupboard under, and a panelled bath with Mira power shower over and glass screen.

Outside, the house is approached by a pebbled front garden, where neighbours have dropped the curb to deliver their own off-road, driveway parking. Via gated side access is the delightful rear garden, set out in three distinct areas—the deck, artificial lawn, and raised patio to the end. Enclosed by fencing, this is a secluded and easily looked-after patch of outdoor space, boosted by lovely outlooks to the treetops behind. Its westerly aspect offers sunshine at the end of the day, to enjoy warm, cosy evenings on the patio. Yet more storage provisions can be found in the brick-built outbuilding.

A few minutes' stroll from the village's amenities, local schooling, greenspace, a skate park and play area, only slightly further afield are The Cross Keys family-run pub and



kitchen, where they offer signature pizzas and the famous Gin Fest, and Box End watersports centre, for both experiences and entertainment. With a refreshed and updated interior, fantastic exterior, plus plenty of potential to be seen, this is a great purchase to get on, or move along, the property ladder.

Tenure: Freehold

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Freehold

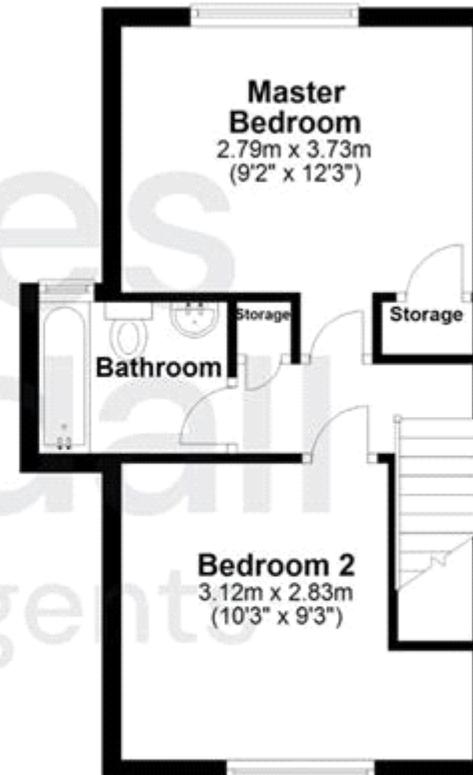
Ground Floor

Approx. 31.2 sq. metres (336.0 sq. feet)



First Floor

Approx. 30.2 sq. metres (325.0 sq. feet)



Total area: approx. 61.4 sq. metres (661.0 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
1A Garricks Court, Gold Furlong, Marston Moretaine, Bedford, Bedfordshire MK43 0XR
Tel: 01234 852434 Email: hello@jameskendall.co.uk Website: www.jameskendall.co.uk

James Kendall
Estate Agents