



Bell Close

Westoning,
Bedfordshire, MK45 5JB
£415,000

country
properties

With four bedrooms and two receptions, this link-detached home is conveniently located for access to the village school and park. The accommodation includes a living room with double doors to the separate dining room, perfect for entertaining. The fitted kitchen is thoughtfully designed and equipped with a range of appliances (as stated), blending functionality with style to create a practical hub for home cooking. Conveniently located on the ground floor, the cloakroom/WC adds an extra layer of practicality for everyday living and guests alike. Moving upstairs, the property comprises four bedrooms and a family bath/shower room with modern four piece suite. There is an enclosed garden to the rear, whilst the single garage and driveway to front provide parking and storage options. Commuter links are available via road and rail with M1 (J12) and Flitwick or Harlington rail stations (providing a direct service to St Pancras International), all within 2 miles. EPC: C.

GROUND FLOOR

ENTRANCE LOBBY

Accessed via front entrance door with opaque glazed fanlight. Floor tiling. Opaque glazed door to:

ENTRANCE HALL

Stairs to first floor landing. Radiator. Doors to living room, kitchen and to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: WC and wall mounted wash hand basin. Tiled splashbacks. Radiator. Wood effect flooring.

LIVING ROOM

Double glazed bow window to front aspect. Feature fireplace surround. Radiator. Multi pane opaque glazed double doors to:

DINING ROOM

Double glazed French doors to rear aspect. Radiator. Door to:

KITCHEN

Double glazed window to rear aspect. Part opaque glazed door to side aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap, and ceramic hob with extractor over. Tiled splashbacks. Built-in double oven. Integrated dishwasher and refrigerator. Wall mounted gas fired boiler. Radiator. Wood effect flooring.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Hatch to loft. Built-in storage cupboard. Doors to all bedrooms and family bath/shower room.

BEDROOM 1

Double glazed window to front aspect. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BEDROOM 3

Double glazed window to rear aspect. Radiator.



BEDROOM 4

Double glazed window to front aspect.
Radiator.

FAMILY BATH/SHOWER ROOM

Opaque double glazed window to side aspect.
Four piece suite comprising: Bath with mixer tap, shower cubicle with shower unit, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Recessed spotlighting to ceiling.

OUTSIDE

REAR GARDEN

Immediately to the rear of the property is a paved patio area leading to lawn. Shrub border. Enclosed by timber fencing with gated side access.

GARAGE

Up and over door. Window and courtesy door to rear garden. Plumbing for washing machine. Power and light.

OFF ROAD PARKING

Hard standing driveway providing off road parking.

Council Tax Band: E.



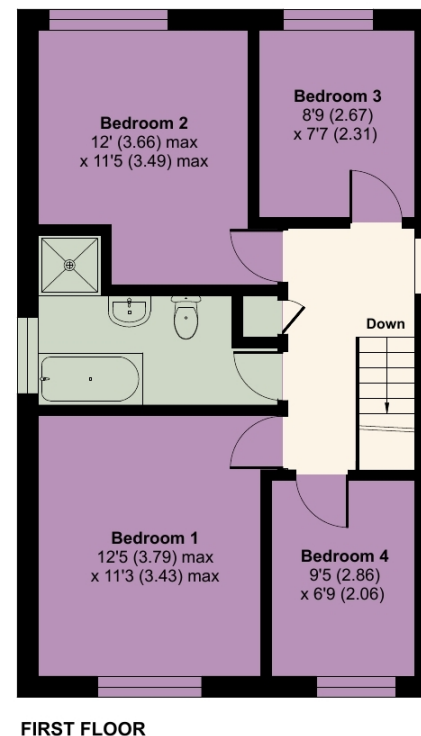
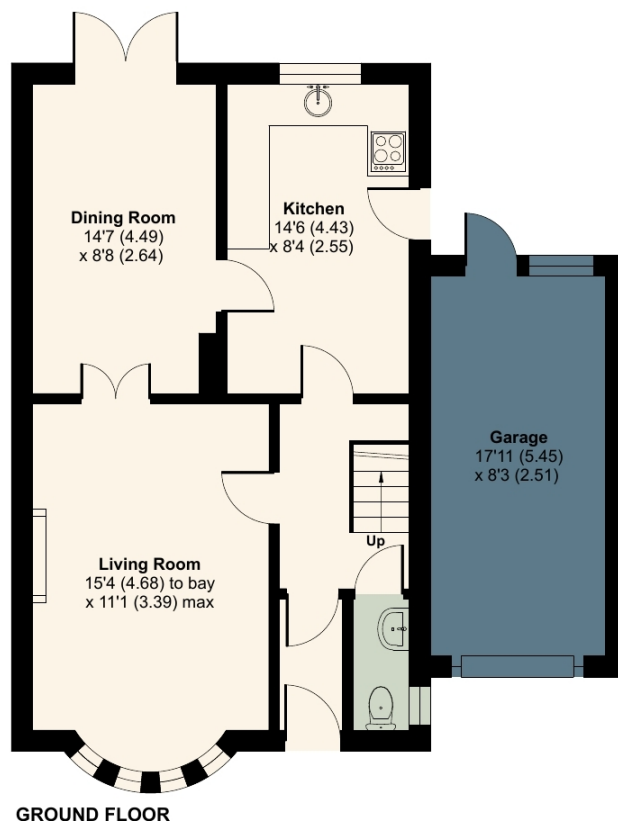


Approximate Area = 1088 sq ft / 101 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1235 sq ft / 114.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
	72	78

EU Directive 2002/91/EC

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for Country Properties. REF: 1456915



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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