
39 Cause End Road, Wootton, Bedford, Bedfordshire MK43 9DB
WALDENS ESTATE AGENTS

£460,000

Set back from the road on a plot of approx. 0.2acres. This immaculate detached bungalow is offered with no onward chain. Three double bedrooms, recently replaced boiler installed by the current owners .Planning permission has been approved for : One & two storey front, side & rear extensions. Loft conversion & flat roof veranda link to proposed garage conversion. (25/00690/FUL) Externally, there are two bespoke timber cabins with power and lighting, offering excellent versatility.







- Three Double Bedrooms
- Ample Off Road Parking
- Garage
- Recently Installed Gas Boiler
- No Onward Chain Complications
- Walking distance to amenities & schools
- Two Bespoke Timber Cabins With Power & Light
- Planning permission has been approved for : One & two storey front, side & rear extensions. Loft conversion & flat roof veranda link to proposed garage conversion. (25/00690/FUL)

Wootton offers a range of local amenities, including convenience stores, a post office, village hall, and pubs serving food, all contributing to a strong sense of community. Easy access to Bedford and surrounding towns. Major routes such as the A428, A421, and M1 are all within easy reach. Families will appreciate the local schools, with Wootton Upper School and Wootton Lower School also nearby.





The property is entered via a spacious entrance hall, with the kitchen positioned to the front offering a good range of storage cupboards, built-in oven and hob, and space for a fridge/freezer and washing machine. A large front-facing window provides plenty of natural light, and a door gives direct access to the driveway. The lounge/diner is a bright and well-proportioned room featuring large windows and double doors opening onto the rear garden. The space comfortably accommodates both lounge furniture and a dining table. There are three double bedrooms and a shower room which has been replaced by the current seller. The shower room has been reconfigured to provide a generous walk-in shower, low-level WC and wash hand basin, and benefits from two windows making it light and airy. Externally, the rear garden is mainly laid to lawn and measures approximately 88ft x 55ft. The garden includes two bespoke barns. The larger cabin is ideal for use as an office, games room or occasional guest bedroom and benefits from double-glazed windows, inset spotlights and multiple power points. The smaller cabin, currently used as a home office, also has lighting, power and a window. The garage can be accessed from both the garden and the driveway. To the front, the garden is mainly laid to lawn with shrubs providing privacy. A long driveway leads to the garage and offers additional off-road parking. Please note: Planning permission has been approved for : One & two storey front, side & rear extensions. Loft conversion & flat roof veranda link to proposed garage conversion. (25/00690/FUL)

The seller has advised there was historical subsidence, which has been rectified.

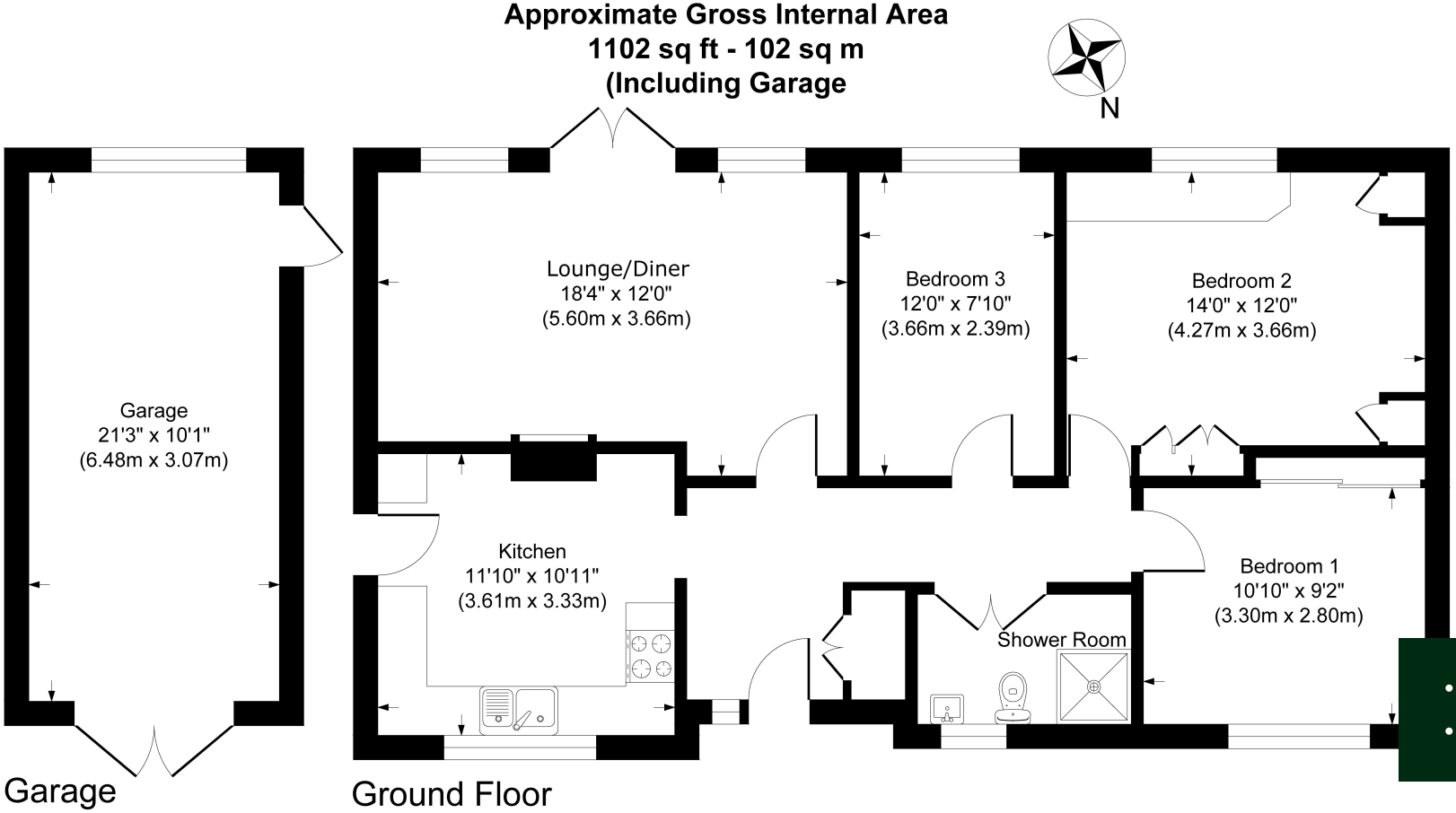
It is recommended that any interested purchasers should satisfy themselves as to the accuracy of all internal measurements and that all heating, hot water, plumbing, sanitary and electrical installations which have not been tested by us are in efficient working order and ensure services are connected. All telephone installations are subject to individual telephone company regulations.

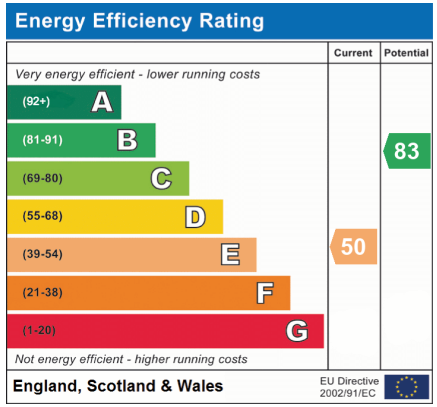
Please note: Any prospective buyer will have to go theough Anti-Money Laundering Checks. The cost is £50 per applicant.





Approximate Gross Internal Area
1102 sq ft - 102 sq m
(Including Garage





- Council Tax Band D
- Energy Efficiency Rating E

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

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The information contained in the property details are designed to help you decide whether you would like to view the property and to avoid wasting your time in viewing unsuitable properties. We endeavour to ensure accurate information is detailed, but we are largely guided by information supplied to us by the seller. We are unable to check all aspects of the property as this would be prohibitive. Some of the photographs are taken using a wide- angled lens. Where a floor plan has been provided, this is for guidance purposes only.