

46 Potters Cross, Wootton, Bedford MK43 9JQ

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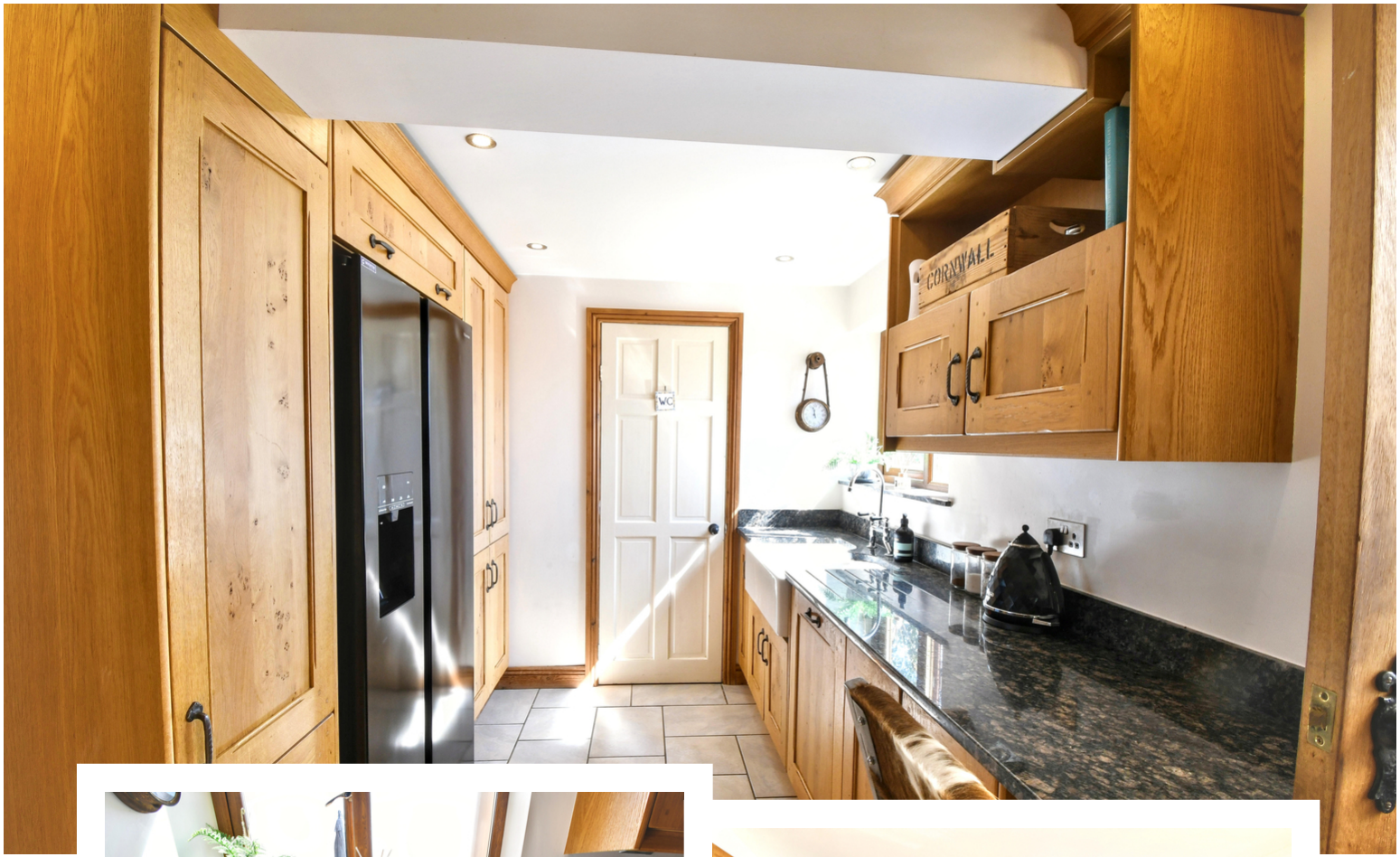
£480,000

A stunning and versatile four-bedroom semi-detached house for sale with no onward chain, enjoying beautiful open-field views to both the front and rear — a rare and highly desirable feature. Briefly comprises a welcoming lounge with a real fire, separate dining room, family room/bedroom four, stylish fitted kitchen, downstairs WC and conservatory. impressive main bedroom with separate dressing room, while the remaining bedrooms offer excellent flexibility for family living. Externally, the property features a fenced rear garden.

- Beautifully presented 4 Bedroom semi detached property
- Lounge with real fire
- Dining room
- Family room/ Bedroom 4
- Main bedroom with dressing area & En-suite & Study
- Kitchen/cloakroom/conservatory
- Main bathroom
- Lovely maintained rear garden overlooking fields
- No onward chain

• Beautiful open views of fields to the front & Rear









Entering the property, you are welcomed into the porch, which leads through to the spacious lounge. The lounge features a charming fireplace, stairs rising to the first floor and access to the dining room and conservatory. The dining room offers ample space for a large dining table and chairs, making it an ideal area for entertaining and family meals. The kitchen is a particular highlight, featuring a beautifully fitted range of quality units, granite worktops and a Belfast sink. There is space for a range cooker and an American-style fridge/freezer, along with an integrated dishwasher. A convenient cloakroom, fitted with a WC and wash hand basin, completes the ground floor. To the rear, a useful porch provides excellent storage space for coats and shoes, with doors leading to both the rear garden and conservatory. The spacious conservatory enjoys lovely views over the rear garden and provides a versatile additional reception space. On the first floor, the impressive main bedroom enjoys beautiful views over the surrounding fields to the front. The bedroom provides access to a dressing room, study and en-suite shower room. The en-suite comprises a shower cubicle, wash hand basin and WC, with a built-in cupboard providing additional storage. There are also two further well-proportioned double bedrooms, along with the family bathroom. The bathroom features a stylish freestanding bath, wash hand basin and WC. Outside, the rear garden is designed for both relaxation and entertaining, with a large paved seating area providing ample space for outdoor furniture and a hot tub. A small lawned area sits to the side of the property, adding a touch of greenery to the garden.

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. Any prospect buyer will have to go through Anti-Money Laundering Checks. The cost is £50 per applicant. Non Refundable


HAVE YOU
SEEN THIS
WIZARD?















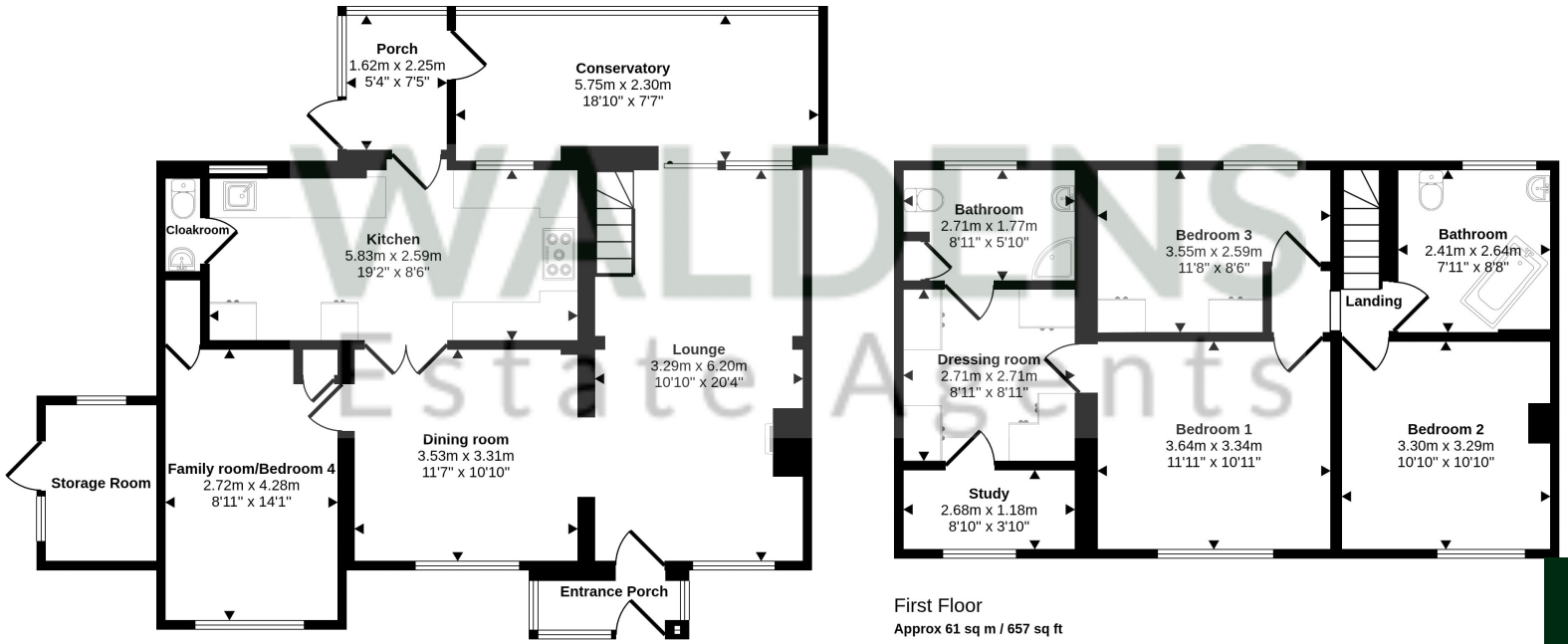




Located in the heart of Wootton, this property enjoys a highly convenient setting within walking distance of local schooling, the post office, a convenience store, and picturesque country walks. The location also offers excellent transport links, with easy access to the A421 and A428, connecting onward to the A1 and M1.

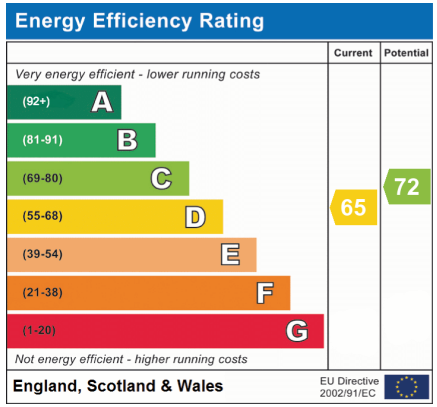


Approx Gross Internal Area
152 sq m / 1633 sq ft



Ground Floor
Approx 91 sq m / 976 sq ft

First Floor
Approx 61 sq m / 657 sq ft



- Council Tax Band D
- Energy Efficiency Rating D

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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