

Connells

Beyton House The Marsh
Carlton Bedford

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Carlton Bedford MK43 7JU

for sale
£825,000







Property Description

From the moment you step inside, the property offers a real sense of space and versatility. A welcoming entrance porch leads into a spacious entrance hall, setting the tone for the generous accommodation throughout. The ground floor boasts a large and inviting living room, alongside a separate formal dining room, making it ideal for both entertaining guests and everyday family life. There is also a dedicated study, perfect for those working from home & a convenient downstairs cloakroom.

The heart of this fantastic home is undoubtedly the impressive open-plan kitchen diner, providing a wonderful space for family gatherings and social occasions. Leading off the kitchen diner is a conservatory, offering an additional reception area overlooking the rear garden. Further enhancing the practicality of the ground floor is a separate utility room, additional storage and a further downstairs WC.

Upstairs the property continues to impress with four well-proportioned bedrooms. Two of the bedrooms benefit from their own private en-suite facilities, offering added comfort and convenience, while the remaining bedrooms are served by a family bathroom.

Externally, the property enjoys a beautifully landscaped front garden, creating an attractive first impression, while to the rear is an enclosed garden providing an excellent outdoor space for families to enjoy. Completing this fantastic home is a double garage & ample off-road parking, providing plenty of space for multiple vehicles.

Entrance Porch

Entrance Hall

Cloakroom

Study

Living room

Dining Room

Kitchen/Breakfast Room

Utility Room

Storage Room

Wc

Conservatory

First Floor

Landing

Bedroom One

Ensuite

Bedroom Two

Ensuite

Bedroom Three

Bedroom Four

Family Bathroom

External

Front Garden

Double Garage & Parking

Rear Garden

Double Garage

Outbuilding

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to

cover the cost of carrying out the required identity and anti-money laundering checks.

Once these checks have been completed, the fee cannot be refunded, even if the

property purchase does not go ahead.



















Total floor area 271.5 m² (2,922 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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42 Allhallows
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EPC Rating: C

Council Tax Band: G

Tenure: Freehold

view this property online connells.co.uk/Property/BED312747

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.