

Devon Park, Bedfordshire

MICHAEL GRAHAM







A modern two double bedroom semi detached bungalow with landscaped low maintenance gardens, driveway parking and a single garage.

13 Lydford Close

Devon Park, Bedford, Bedfordshire,
MK40 3AZ

2 bedrooms

2 reception rooms

1 bathroom

EPC Rating Band C

The bungalow is in Devon Park which is within 1 mile of the town centre and its amenities. It has been significantly updated and improved by the current owners including a refitted contemporary style kitchen with integrated appliances, an open plan sitting/dining room, and a garden room which opens directly onto the rear garden. There are two double bedrooms served by a refitted shower room with contemporary style sanitaryware.

The gardens have been professionally landscaped. The front includes shaped granite borders and inset shrub beds. The resin driveway provides parking and access to the single garage which has an up and over door, power connected and a door at the side. A gated access leads to the rear garden which is designed with ease of maintenance in mind and is fully enclosed by close boarded fencing. It has an outdoor seating area, a central circular area with granite borders and raised shrub beds. There is a garden shed in one corner.

- Semi detached bungalow
- Two double bedrooms
- Sitting/dining room
- Garden room
- Fitted kitchen
- Gas fired heating
- Professionally landscaped front and rear gardens
- Driveway parking, single garage

Additional Information

- Mains Water, Electricity, Gas
- The Local Authority is Bedford Borough Council
- The property is in council tax band C

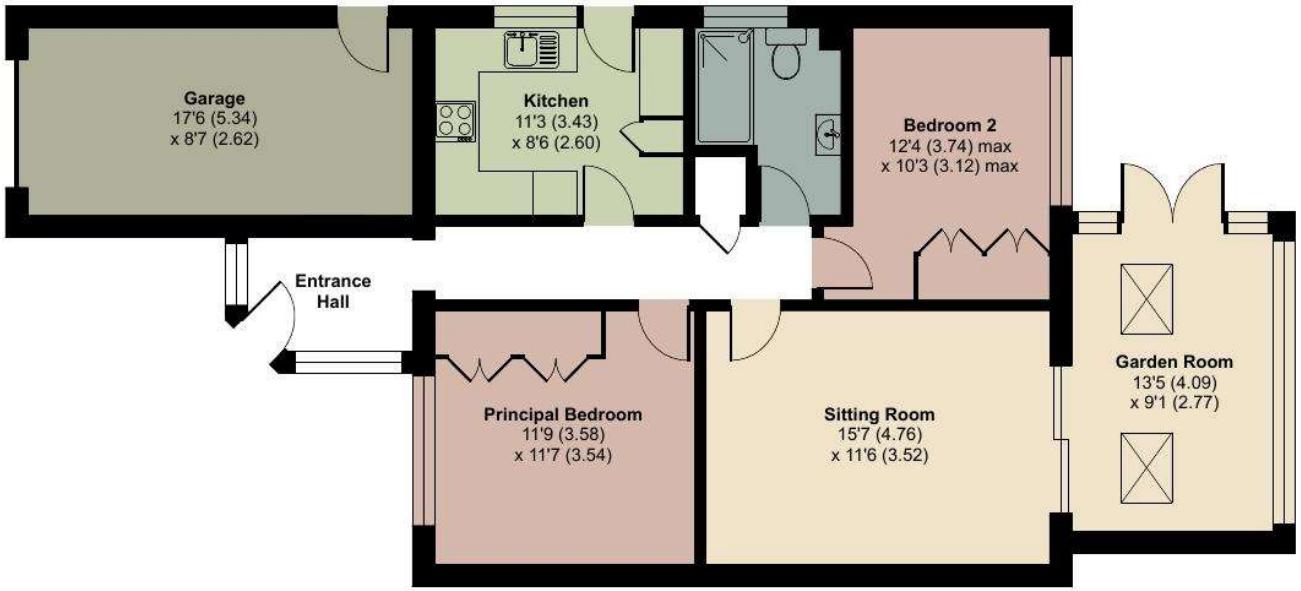
Reception Rooms and Kitchen
The sitting room has full width, full length glazed sliding doors opening into the garden room which has dual aspect windows spanning the width of the room, two Velux skylights and glazed double doors to the rear garden. The kitchen has been refitted in a range of modern contemporary style units with complementary work surfaces incorporating a sink. Integrated appliances include an electric double oven and an electric hob with extractor over, and there is space and plumbing for a washing machine and dishwasher. A door leads to the side providing access to the front and rear gardens.







Total = 1008 sq ft / 93.6 sq m
Approximate Area = 860 sq ft / 79.8 sq m
Garage = 148 sq ft / 13.7 sq m
For identification only - Not to scale



GROUND FLOOR



Situation and Schooling
The property is within walking distance of local amenities which include a post office, a public house and a fish and chip shop, and is within 7 minutes' drive of a Waitrose or Tesco supermarket. The property is in catchment for Castle Newnham School which takes pupils from 4 to 16 and is rated good by Ofsted.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Michael Graham Estate Agents. REF: 1540026

1.2 miles from the A6 Bedford

1.8 miles from Bedford station

41 minutes from St Pancras Intl.

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