

Church Road

Westoning,
Bedford, MK45 5JL
£350,000

country properties

This delightful character home perfectly blends traditional features with modern comfort. Boasting exposed beams, latched doors and a cosy log burning stove, the property also features two versatile reception rooms, an attractive refitted kitchen with wooden work surfaces, and an enclosed rear garden. Additional highlights include a convenient ground floor cloakroom/WC, modern first floor family bathroom, and off road parking. Situated in the heart of a popular village, convenient for amenities including a post office/store, butcher's shop, primary school and local pub/restaurants, the property also benefits from excellent commuter links - M1(J12) and mainline rail stations at both Flitwick and Harlington are all within 1.8 miles. EPC: C.

GROUND FLOOR

ENTRANCE LOBBY

Accessed via front entrance door with double glazed insert. Wall light point. Exposed ceiling beams. Engineered wood flooring. Meter cupboard. Latched door to:

DINING ROOM

Double glazed window to front aspect. Feature exposed ceiling beams. Engineered oak flooring. Radiator. Two wall light points. Stairs to first floor landing. Latched door to:

LIVING ROOM

Double glazed window to front aspect. Feature exposed ceiling beams. Feature log burning stove. Two radiators. Engineered oak flooring. Two wall light points. Latched door to:

KITCHEN

Two double glazed windows and opaque double glazed door to rear aspect. Refitted with a range of base, wall mounted and larder style units with under lighting and wooden work surface areas incorporating 1½ bowl ceramic sink and drainer with mixer tap. Tiled splashbacks. Built-in oven and hob with extractor over. Integrated fridge/freezer. Space and plumbing for washing machine. Cupboard housing wall mounted gas fired boiler. Floor tiling with underfloor heating.

CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and wall mounted wash hand basin. Wall mounted cabinet. Extractor. Floor tiling. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Double glazed window to rear aspect. Access to loft. Radiator. Latched doors to all bedrooms and family bathroom.







BEDROOM 1

Double glazed window to front aspect. Built-in triple wardrobe with sliding doors. Radiator. Access to loft with boarding, pull-down ladder and light.

BEDROOM 2

Double glazed window to front aspect. Radiator.

BEDROOM 3

Double glazed window to front aspect. Radiator. Feature wall panelling.

FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Panelled bath with mixer tap and hand-held shower attachment, close coupled WC and pedestal wash hand basin with mixer tap. Part tiled walls. Extractor. Radiator. Electric shaver point. Floor tiling.

OUTSIDE

REAR GARDEN

Immediately to the rear of the property is a paved area with pathway extending alongside the lawned garden leading to a patio seating area to rear. Various shrubs. Outside light and water tap. Garden shed. Enclosed by timber fencing with gated rear access to off road parking.

OFF ROAD PARKING

Off road parking for two vehicles to rear of property, accessed via shared driveway.

Current Council Tax Band: D.



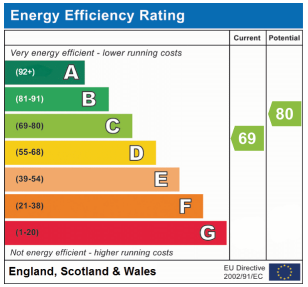


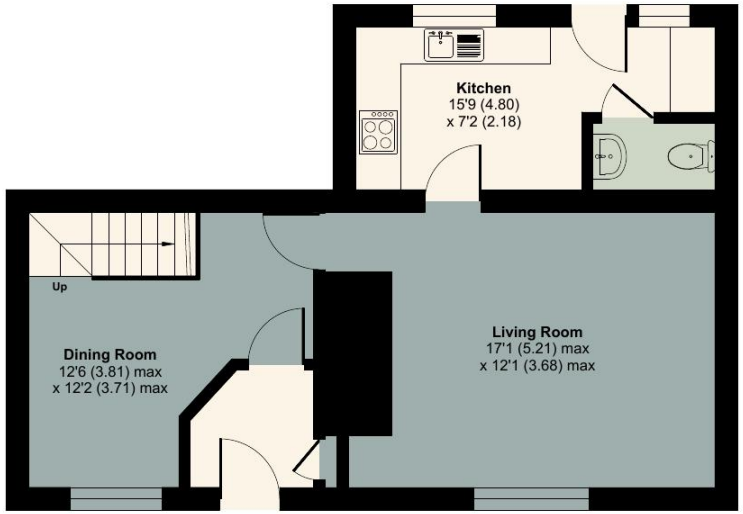


Approximate Area = 854 sq ft / 79.3 sq m

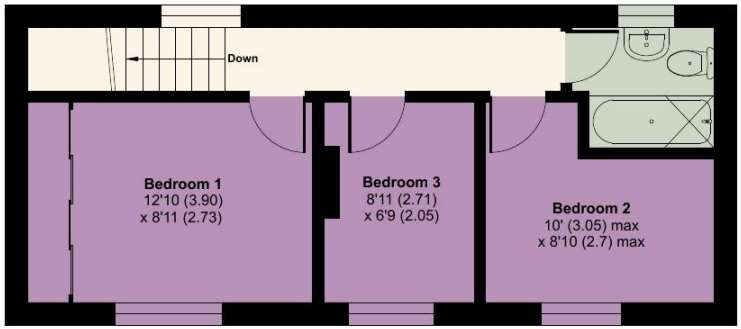
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GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Country Properties. REF: 1542817

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Viewing by appointment only

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