



8 Irthing Close, Bedford, MK41 7TP

**Lane &  
HOLMES**  
Est. 1985

8 Irthing Close  
Bedford  
MK41 7TP

Offers Over £425,000

Well presented four bedroom  
detached house in a cul-de sac  
location...

Detached home

Cloakroom

Two reception rooms

Refitted kitchen

Utility room

Four bedrooms

Family bathroom

Gas warm air heating

Garage

Mature gardens

Freehold



- Council Tax Band E
- Energy Efficiency Rating D



Set in a cul-de-sac location in the popular Brickhill area, this rarely available detached family home is presented in excellent order throughout and is a superb family home.

Upon entering the property, you reach the entrance hall which has a vaulted ceiling. The living room is a light airy room and runs from the front to the rear of the property. The separate dining room has been enlarged by way of a sun room, which adds a pleasant sitting space. The kitchen has been refitted and includes an excellent range of contemporary handleless units and there is a separate utility room.

An open tread staircase leads upstairs where there are four bedrooms and a well-presented family bathroom. Two bedrooms have fitted storage.

Other benefits include double glazing, a refitted cloakroom and some oak flooring. Heating is provided by a gas fired, warm air system.

To the front there is off road parking and an integral garage. The front garden has been nicely landscaped for low maintenance. The rear garden is very well stocked and includes a patio, an area of lawn and a variety of shrubs and plants.

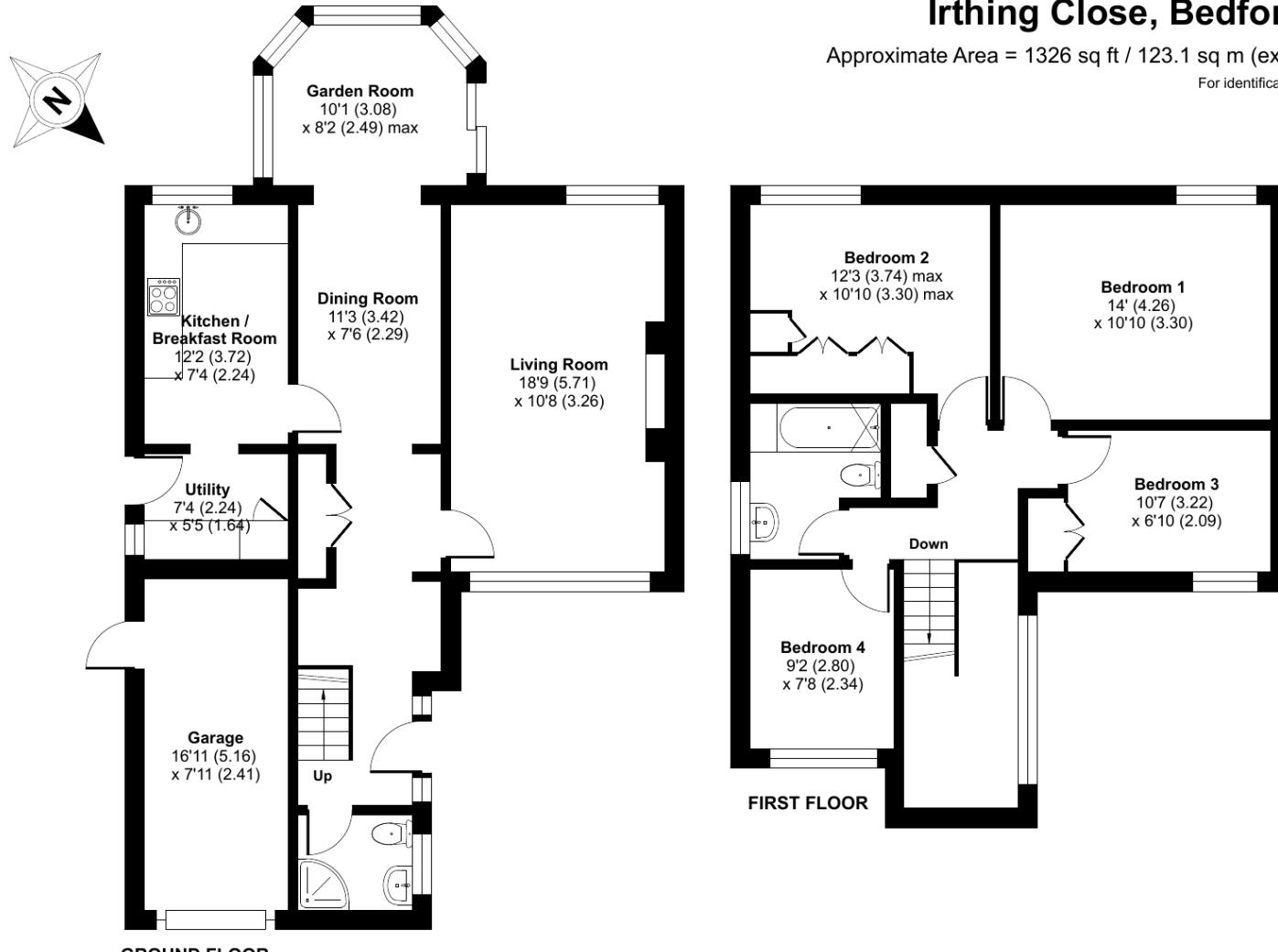
Irthing Close is ideally positioned to take full advantage of good local schooling and excellent secondary shopping facilities in Brickhill and neighbouring Putnoe. Mowsbury Golf & Squash Centre, Mowsbury Park and the Pheasant Public House are all within walking distance. Bedford's town centre offers a wider range of opportunities together with the mainline station offering fast and frequent services to the capital and beyond.



## Irthing Close, Bedford, MK41

Approximate Area = 1326 sq ft / 123.1 sq m (excludes garage)

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Lane & Holmes. REF: 1400515