



9 Kingfisher Close, Bedford, MK41 7JR



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Bedford
MK41 7JR

Guide £700,000

Super family home with
impressive garaging...

Detached home

Four bedrooms

Large "L" shaped living/dining room

Modern kitchen

Family room

Two bath/shower rooms

Garage plus further garage with large
workshop area

Gated off road parking

Mature plot

Freehold

- Council Tax Band F
- Energy Efficiency Rating D



Situated on a mature plot...



This rarely available and very well-presented detached family home is situated in the sought after Kingfisher Close, a small no through road situated off Larkway and within a few moments' walk from Bedford's 62 acre Victorian park where tennis courts, a café and other leisure pursuits can be found.

The house is very much an individual design and sits on a pleasant good size plot which wraps around the property.

On the ground floor, the living space is very flexible and includes varying areas which could be used in differing ways depending on a purchaser's requirements. There is a very large "L" shaped living/dining room with a fireplace, which connects to a well fitted kitchen which includes a wide range of modern units with granite worktops. There is a further reception

room, perfectly suited for use as a family room or a study. There is also a cloakroom and a conservatory.

There are four bedrooms, one being on the ground floor and having an en suite shower room, with the other three on the first floor with a modern bathroom.

The property has double glazing and gas fired central heating.

To the exterior, the driveway is approached via electric gates and there is good parking provision. There is a single garage and also a further garage, which opens out to a large workshop area. The gardens to the front, side and the rear are very mature and have a range of shrubs, trees and plants. There are areas of lawn and seating areas.

The property is close to local amenities on Avon Drive and Brickhill Drive. Bedford offers a wide range of day to day amenities, excellent schooling for all ages and easy commuter links to London and beyond via the mainline train station.



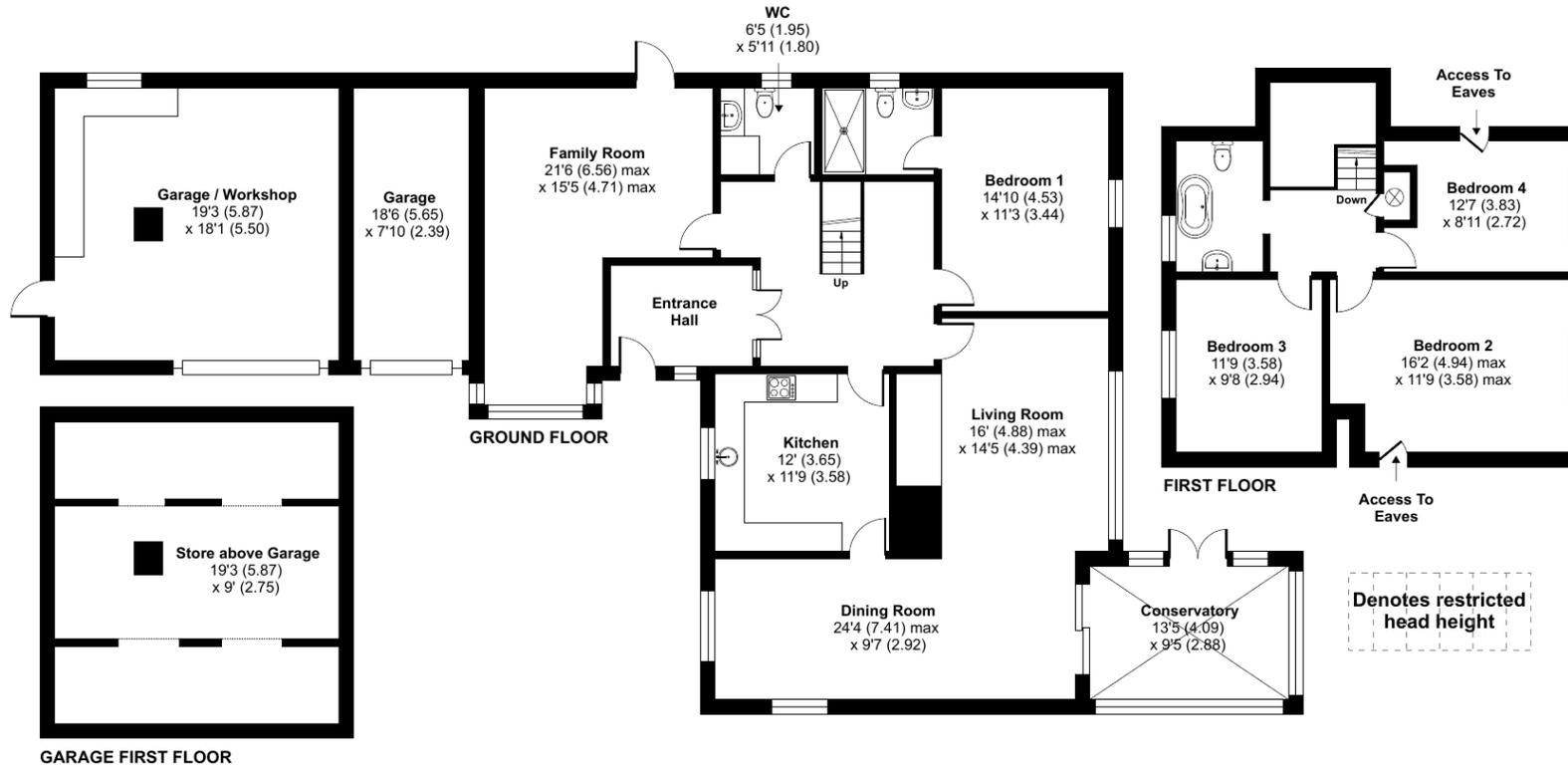
Kingfisher Close, Bedford, MK41

Approximate Area = 2062 sq ft / 191.5 sq m (excludes garage)

Limited Use Area(s) = 220 sq ft / 20.4 sq m

Total = 2282 sq ft / 211.9 sq m

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: 1434076



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