



9 The Buntings, Bedford, MK41 7LA



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Bedford  
MK41 7LA

Guide £485,000

A beautifully presented and  
thoughtfully extended home...

Semi-detached

Living room

Kitchen/diner

Ground floor bedroom with en suite  
shower room

Ground floor bathroom

Three further bedrooms

Shower room

Low maintenance garden

Garage & carport

Freehold



- Council Tax Band D
- Energy Efficiency Rating C

## Situated in the popular 'Birds' area of Bedford...



This four-bedroom beautifully presented family home is situated in the highly sought-after 'Birds' area of Bedford, which lies close to Bedford Park and is a short trip away from the town centre.

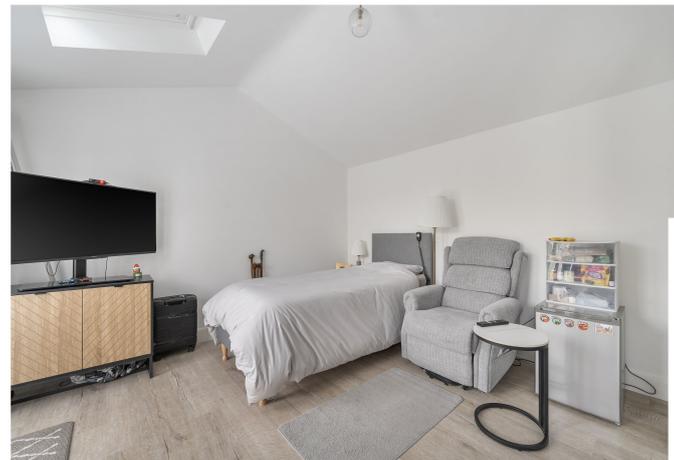
The ground floor features a welcoming entrance hall leading to a spacious living room with a feature fireplace. To the rear, a modern kitchen/dining area provides plenty of workspace and storage and enjoys views over the lovely rear garden. The principal family bathroom is located on this floor and features a bath with a shower over.

In 2025, a thoughtful extension saw the addition of a stylish ground floor bedroom complete with skylights, patio doors opening onto the garden, and an en suite shower room - ideal for multigenerational living, guests, or flexible family use.

Upstairs, there are two good-sized double bedrooms and a further single bedroom. There is also a practical shower room. A planning application (Ref: 24/01423/FUL) has been approved for those wishing to add a further family bathroom upstairs.

Outside, there is off-road parking to the front and a garage fitted with an electric door which leads through to a carport. The rear garden is a lovely low maintenance space comprising patio, artificial lawn, and a raised border with a range of shrubs and plants. There is also a useful shed providing storage.

The Buntings connects Merlin Gardens with Fulmar Road and is conveniently located within walking distance of local amenities, including shops on both Brickhill and Avon Drive. It is well-located to take advantage of excellent schooling, both private and state, and is a short drive from Bedford's town centre which offers a wide range of shopping and recreational opportunities. Bedford's mainline station offers fast and frequent services to the capital and beyond.



# The Buntings, Bedford, MK41

Approximate Area = 1268 sq ft / 117.8 sq m (excludes garage)

Outbuilding = 179 sq ft / 16.6 sq m

Total = 1447 sq ft / 134.4 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). © n̄che.com 2026. Produced for Lane & Holmes. REF: 1434993



01234 327744 | [sales@laneandholmes.co.uk](mailto:sales@laneandholmes.co.uk) | [www.laneandholmes.co.uk](http://www.laneandholmes.co.uk) | 66-68 St Loyes Street, Bedford, Bedfordshire, MK40 1EZ

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