



59 Brickhill Drive, Bedford, MK41 7QB











59 Brickhill Drive,  
Bedford,  
MK41 7QB

Guide Price £875,000

Beautifully renovated and  
updated family home...

- Newly extended and renovated
- Ground floor shower room
- Large living room
- Kitchen/breakfast room
- Three further reception rooms
- Four bedrooms
- Three bath/shower rooms
- Wet underfloor heating to the ground floor
- Double glazing
- Ample off road parking
- Garage



- Council Tax Band G
- Energy Efficiency Rating D



This detached family home has been recently extended and modernised by the current owner to a meticulous standard and now offers a quite superb property, finished to a very high standard with a contemporary styling present throughout.

There are many features, which includes a galleried landing area complete with a large picture window to the front elevation. Upon entering the property you meet a commanding entrance hall which opens to the spacious dining room which accommodates a large table and drinks bar. For those who work from home there is a study to the front elevation and also a family room to the side with an open fireplace. The main living room and the kitchen/breakfast room are located to the rear of the house so as to take advantage of the view to the wonderful rear garden. Both rooms have bi-folding doors and the kitchen features a stunning range of gloss units, quartz worktops, integrated appliances and a large quartz topped island with a breakfast bar.

Also on the ground floor there is a good size utility room and a shower/cloakroom.

On the first floor there are four bedrooms and three bath/shower rooms which are all newly fitted with a range of modern fittings including WCs with concealed cisterns, wall mounted wash band basins and fully tiled walls.







Further benefits include underfloor heating to the ground floor, a range of ceiling spotlights, gas fired central heating and double glazing.

Outside the property has an “in and out” driveway which is laid to shingle. There is ample parking and a garage. To the rear, there is a large garden of around 70 feet in depth which is laid mainly to lawn. There is a patio and a good range of mature shrubs and plants.

Brickhill Drive is set off Kimbolton Road and is just a few minutes’ walk from Bedford’s Victorian park. Bedford’s town centre amenities are a short trip away and include numerous shops and restaurants, both major chains and independents. There is a wide range of schooling available from both the private and public sector and mainline rail services from Bedford station on a fast and frequent basis to the capital and beyond.

Bedford Railway Station • 2 miles

Milton Keynes • 18 miles

A1 Black Cat Roundabout • 9 miles

M1 Junction 13 • 15 miles

Luton Airport • 31 miles

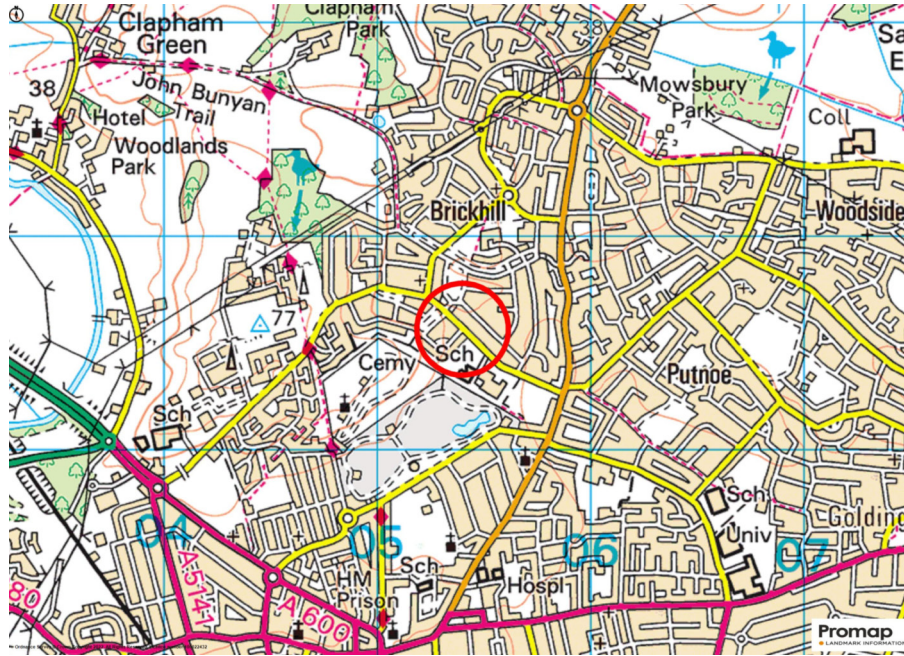
Stansted Airport • 66 miles

London • 60 miles

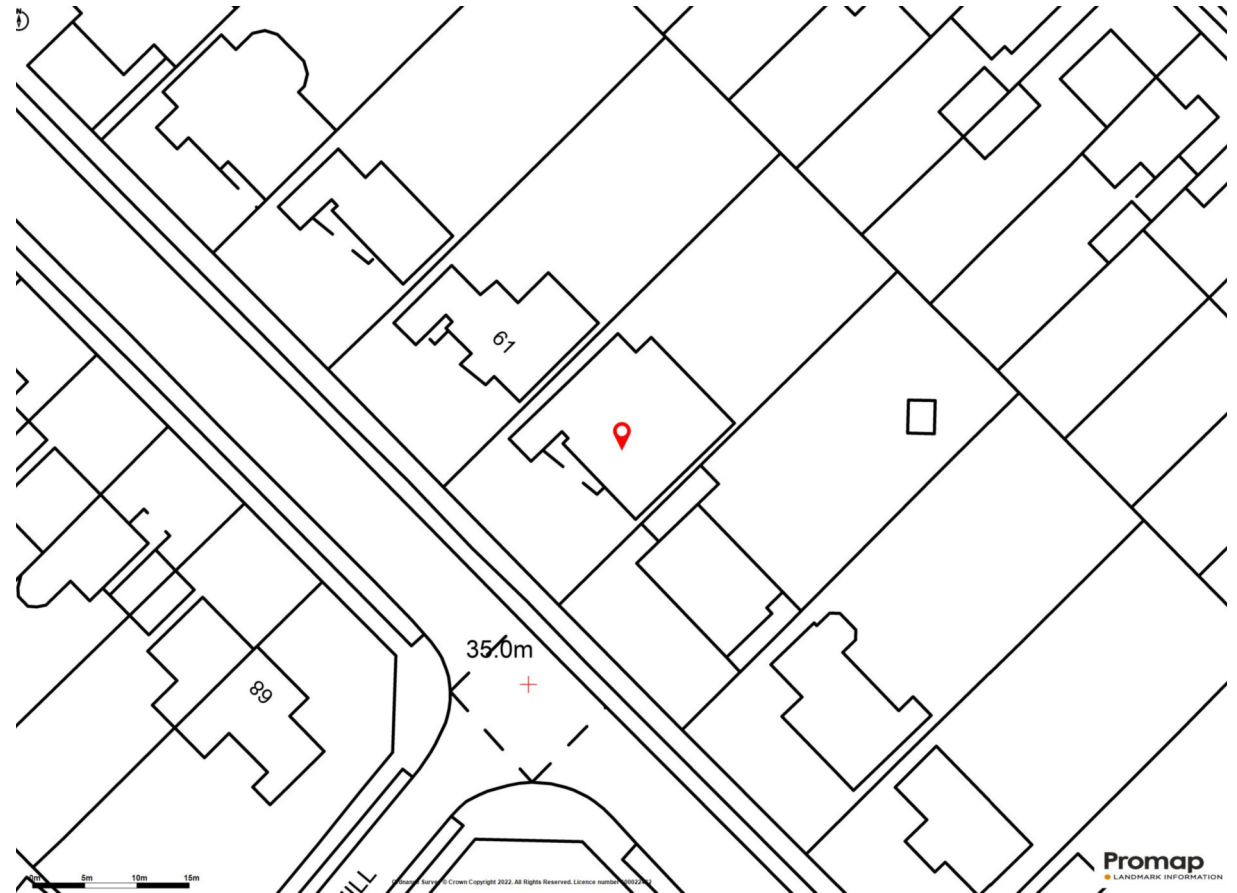
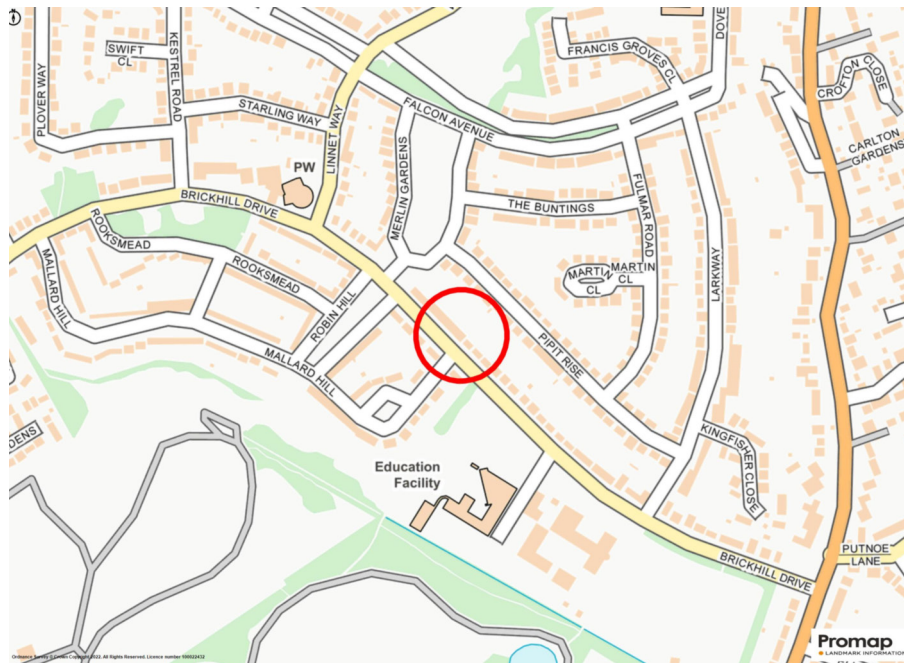








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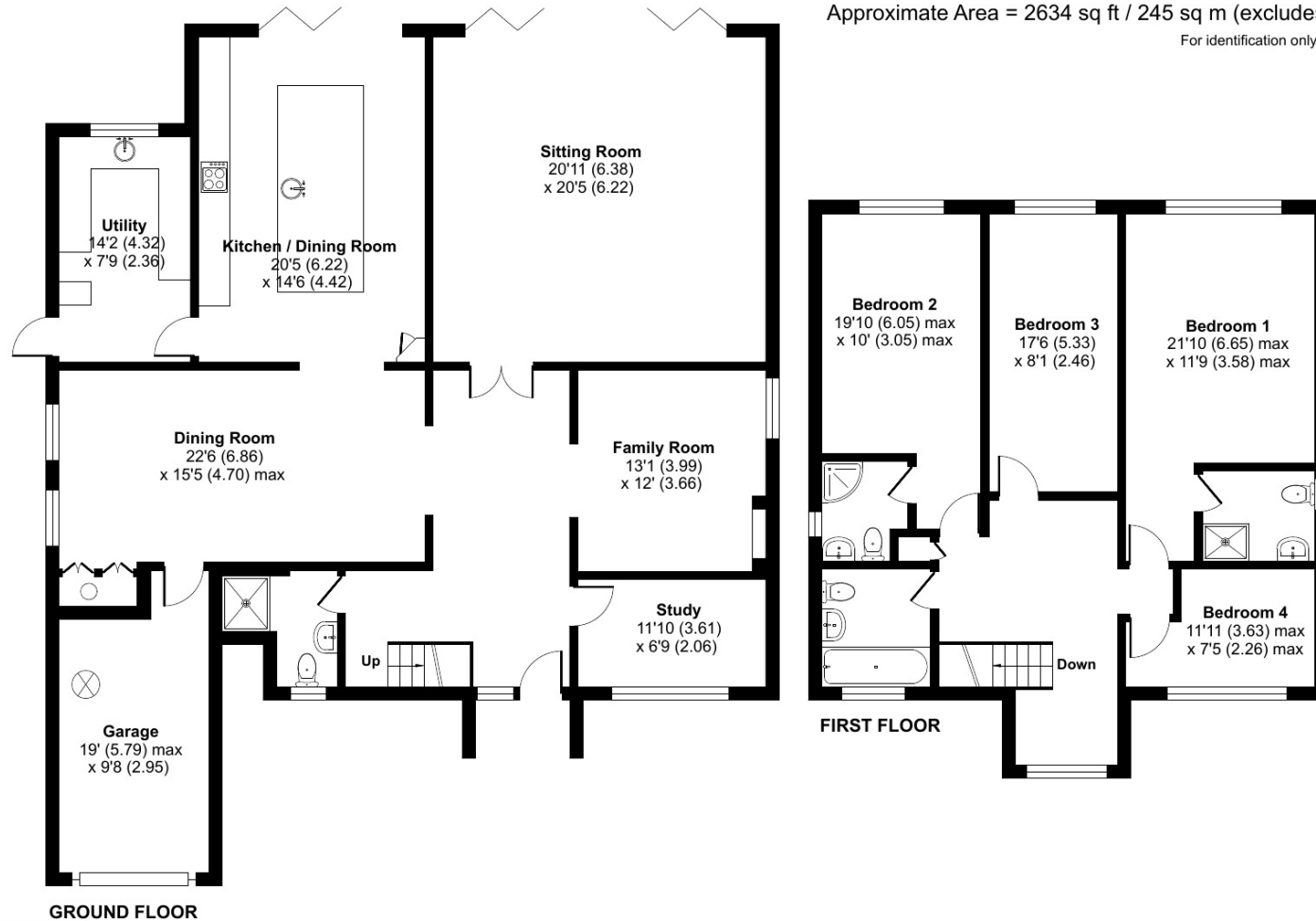




## Brickhill Drive, Bedford

Approximate Area = 2634 sq ft / 245 sq m (excludes garage)

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Lane & Holmes. REF: 859474



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Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

