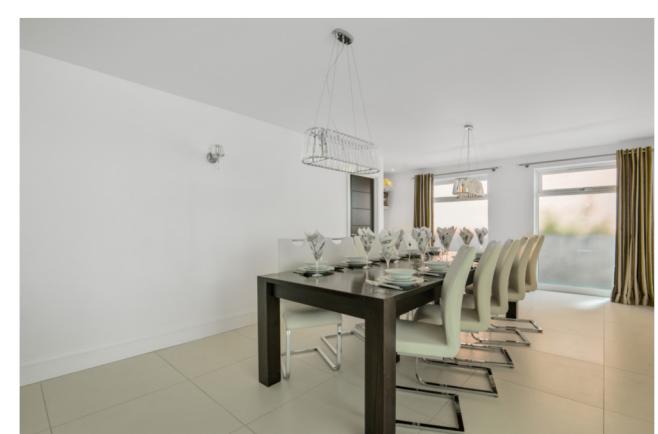




59 Brickhill Drive, Bedford, MK41 7QB

**Lane &  
HOLMES**  
Est. 1985





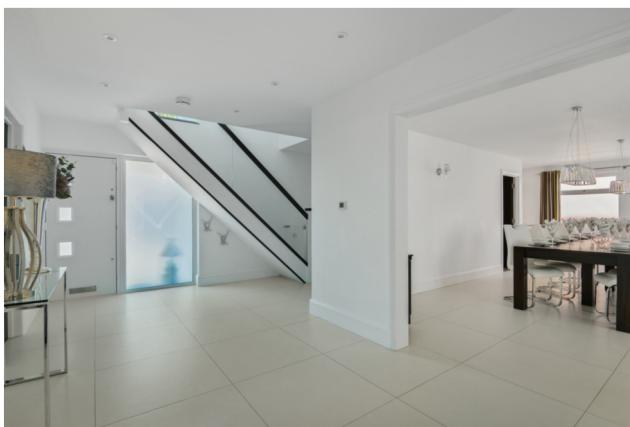
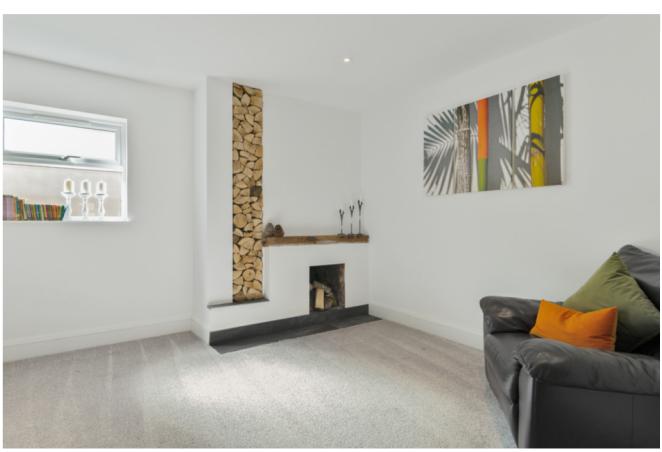
59 Brickhill Drive,  
Bedford,  
MK41 7QB

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

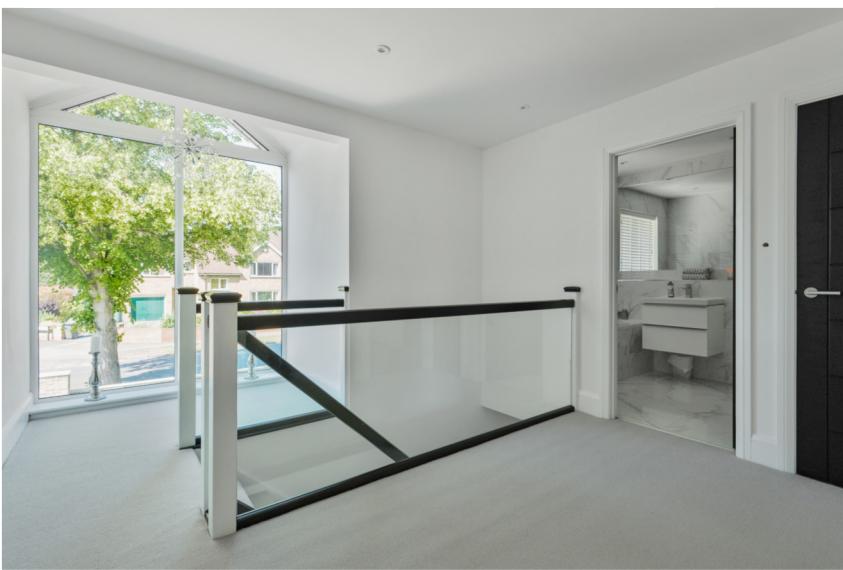
A1 Black Cat Roundabout • 9 miles

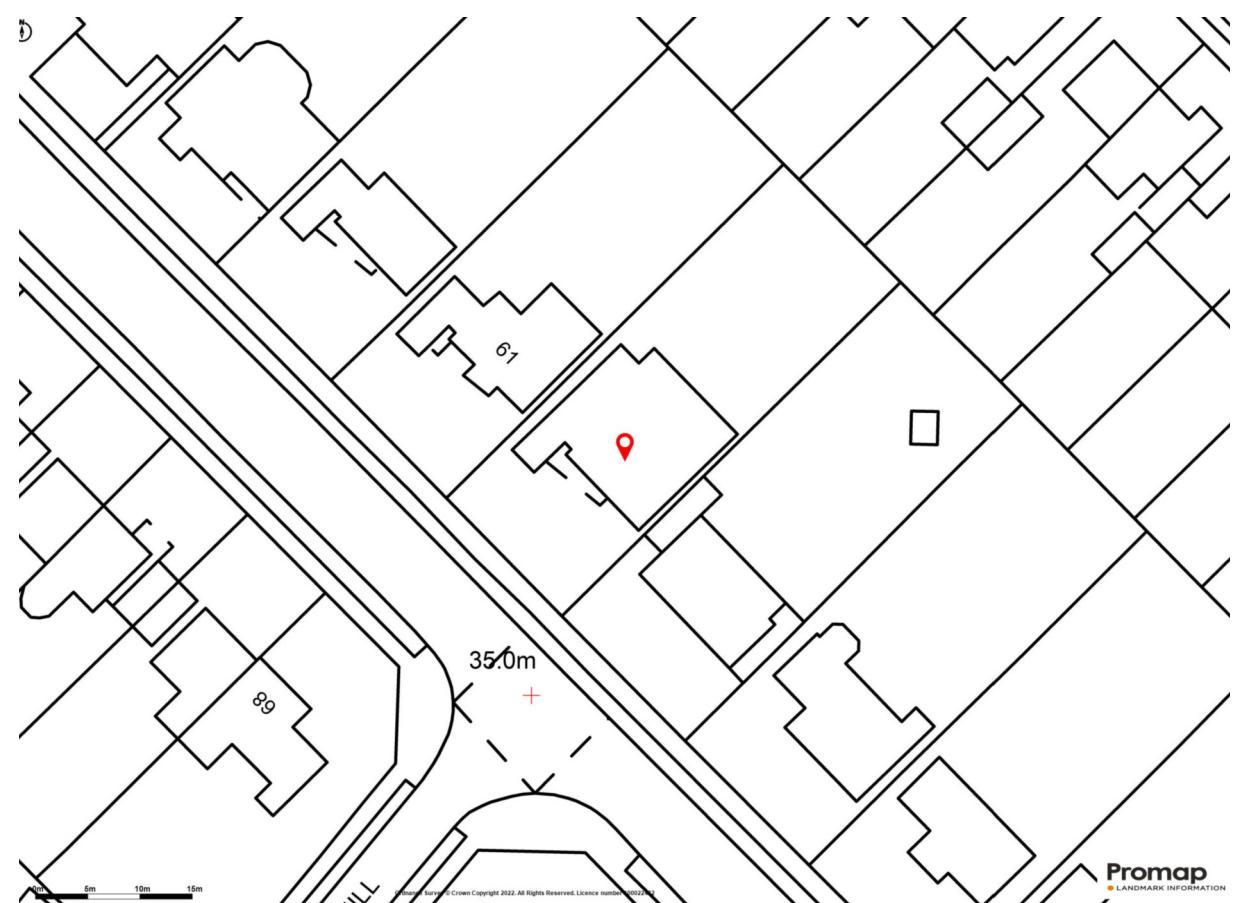
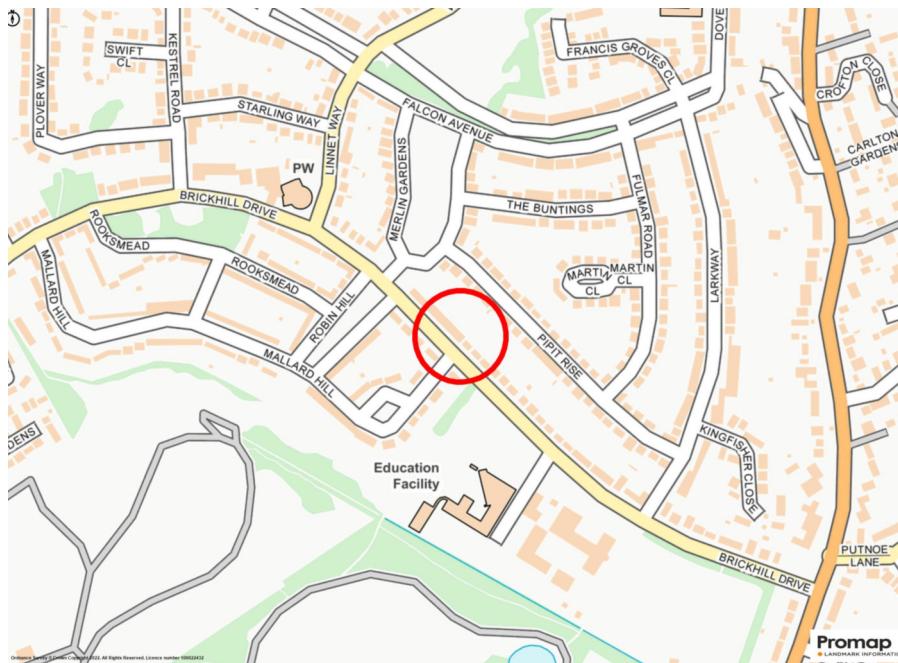
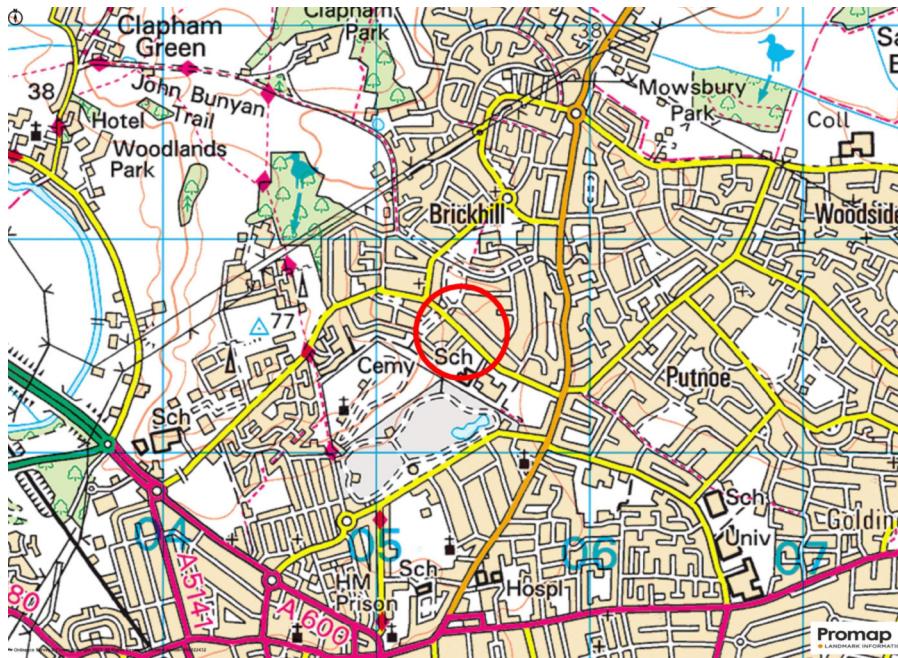
M1 Junction 13 • 15 miles

Luton Airport • 31 miles

Stansted Airport • 66 miles

London • 60 miles



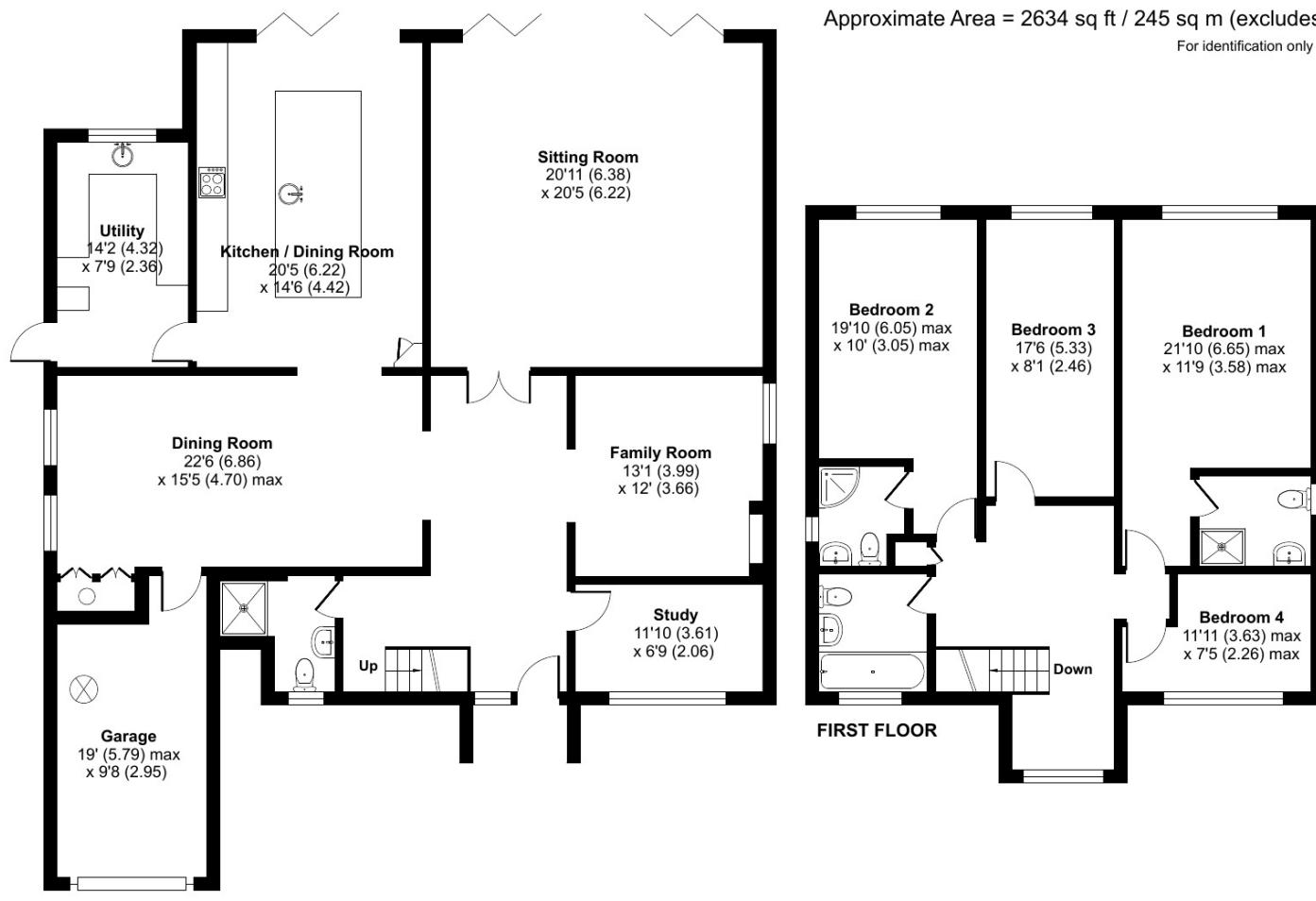


Brickhill Drive is set off Kimbolton Road and is just a few minutes' walk from Bedford's Victorian park...

## 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). © nichicom 2022.  
Produced for Lane & Holmes. REF: 859474