



1 Crispin Drive, Bedford MK41 7FL



1 Crispin Drive  
Bedford  
MK41 7FL

OIEO £530,000

A versatile detached town house offering spacious accommodation throughout...

Entrance hall

Cloakroom

Large kitchen/diner

Utility room

Versatile layout

En suite

Five bedrooms

Conservatory

Gardens

Garage and driveway

Freehold

- Council Tax Band F
- Energy Efficiency Rating C





## A very well presented detached home in the popular Woodlands Park area of Bedford...



We are delighted to offer for sale this very well presented detached home on Crispin Drive which forms part of the Woodlands Park area of Bedford.

The spacious accommodation is over three floors and has been home to the current owners since construction in 2011.

On entrance, there is a welcoming hallway serving the reception rooms which include the beautifully fitted kitchen/diner overlooking the rear garden and providing ample space for cooking and dining with some fitted appliances and a centre island. The kitchen leads into the utility room which provides access to the rear garden.

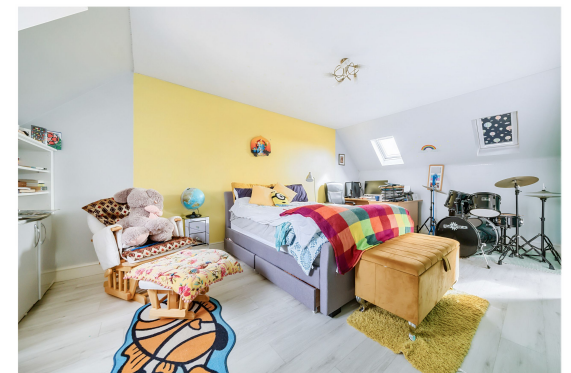
The living room runs the full length of the property and boasts feature lighting and leads

into a recently constructed conservatory overlooking the well landscaped gardens.

On the first floor there are three bedrooms, the master suite with a fitted walk-in wardrobe and an en suite shower room, and two further bedrooms which also have fitted storage. The second floor offers two double bedrooms which share a "Jack and Jill" shower room.

Externally, the property has a larger than average, private rear garden which has been beautifully landscaped with some paving and a raised artificial lawn with lighting around the borders. The rear garden also provides side access to the larger than typical garage which has parking for two vehicles in front with an EV charging point close by.

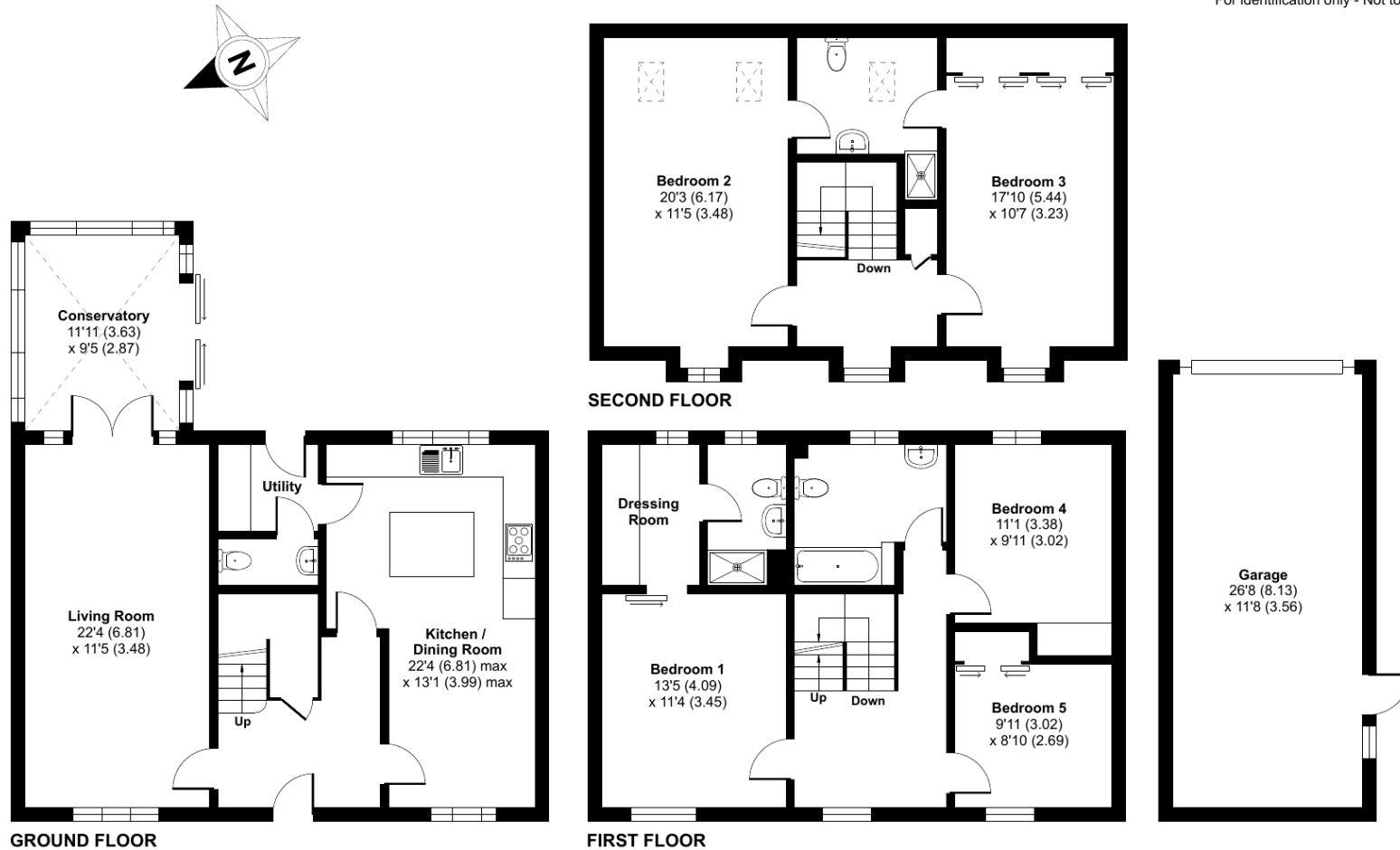
Nearby Brickhill has two popular shopping parades, local schools and recreational facilities. Bedford's town centre is located a short drive away, offering a whole host of further services and facilities including the picturesque Embankment and the mainline railway station which offers fast and frequent services to the capital.



# Crispin Drive, Bedford, MK41

Approximate Area = 2132 sq ft / 198 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 2024. Produced for Lane & Holmes. REF: 1102692

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

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.

