



23 Marriots Close, Felmersham, Bedford, MK43 7HD

**Lane &
HOLMES**
Est. 1985

Marriots Close
Felmersham
Bedford
MK43 7HD

Guide £700,000

Rarely available extended family home...

- Substantial family home
- Cloakroom
- Family room and study
- Four double bedrooms
- Dressing room and en suite to master
- Modern kitchen with extended dining room
- Mature plot
- Family bathroom
- Oil central heating
- Countryside views
- Living room with wood burning stove



- Council Tax Band F
- Energy Efficiency Rating D

With double garage...



This detached family home has been well extended and is set within a quiet cul-de-sac in the popular riverside village of Felmersham. The house is set towards the edge of the village and therefore enjoys a lovely outlook over countryside to the rear.

The ground floor has the particular benefit of a lovely refitted kitchen with some appliances, which opens out to a large extended dining area that has a vaulted ceiling and doors to the rear garden. Further ground floor reception space includes a large front to back living room with a wood burning stove, a study with fitted furniture and a family room. One other feature of this well designed home is a striking entrance hall which allows for comfortable movement between the various living spaces.

On the first floor three of the four bedrooms overlook the rear and all enjoy the rural

outlook. The master bedroom has a walk-in dressing room and an en suite with both a bath and a walk-in shower. The remaining bedrooms have use of the family bathroom, which has a corner bath.

There is a ground floor cloakroom and a boiler room houses the oil fired boiler which serves central heating and hot water requirements. The windows are also double glazed throughout.

To the exterior, the house sits centrally on a good size mature and secluded plot which totals around 0.2 acres (Subject to survey). The frontage offers ample parking in addition to the space within the double garage.

The rear garden is approaching 100 feet at its longest point and has a raised patio area to the rear. The lawned area of the garden gently slopes downwards to a band of trees at the rear.

Felmersham lies in the Ouse Valley and is within easy reach of Bedford's town centre facilities via car. The village has a Public House/restaurant and its own Primary School.





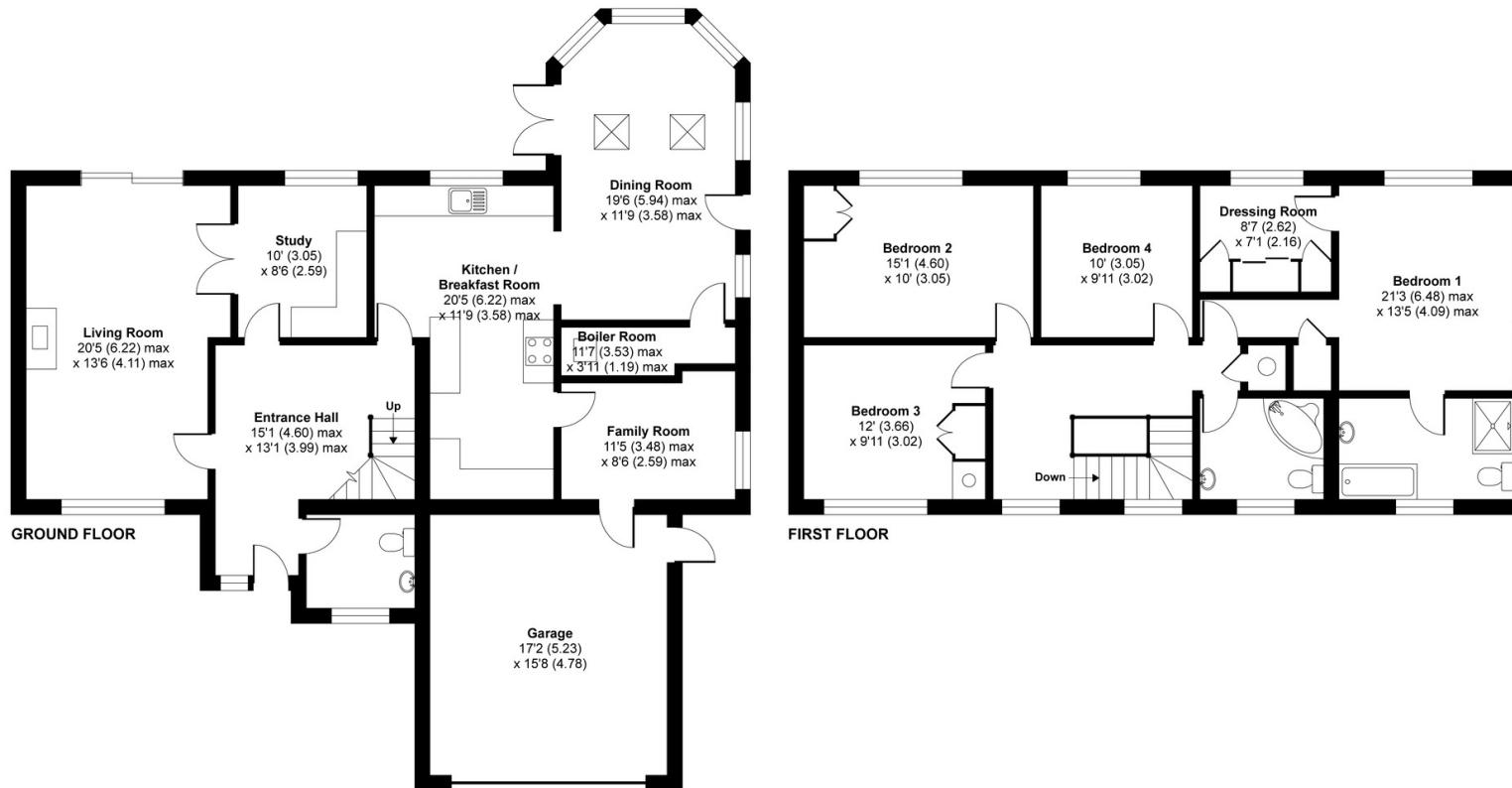
Marriotts Close, Felmersham, Bedford, MK43

Approximate Area = 2129 sq ft / 197.7 sq m

Garage = 268 sq ft / 24.8 sq m

Total = 2397 sq ft / 222.6 sq m

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 2021.
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