



**DG**  
Property  
Consultants  
Estd. 2000



## **Bryson Close, Bedford, MK45 5FA**

### **Asking Price £350,000**

Located in the charming village of Westoning, this delightful three-bedroom semi-detached house on Bryson Close offers a wonderful opportunity for first-time buyers, investors, or growing families. The property is part of a private development and is presented with no upper chain, making it an ideal choice for those looking to move in swiftly. Upon entering, you are welcomed by the entrance hall, cloakroom and a fitted kitchen that seamlessly opens into a spacious lounge/dining room. The first floor comprises two well-proportioned bedrooms and a family bathroom, while the second floor features a generous third bedroom complete with an en-suite shower room. The home benefits from double glazing and gas central heating. Externally, the property boasts a front garden with a driveway that accommodates off road parking, leading to a single garage and the private rear garden offers space for relaxation.

Conveniently located, this property provides easy access to local amenities and is ideal for commuters, with M1 Junction 12 and Flitwick or Harlington mainline train stations just a short distance away.

To arrange your visit, please contact Team DG at 01525 310200. Don't miss out on this fantastic opportunity to make this house your new home.



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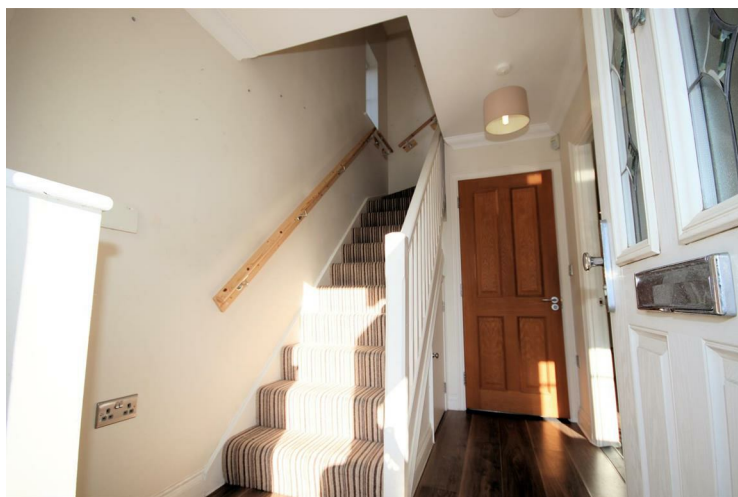


## Ground Floor Accommodation

### Development Approach



### Entrance Hall



Composite entrance door, UPVC double glazed window to front, carpeted stairs to first floor landing, doors to cloakroom and kitchen.

### Cloakroom



Two piece suite comprising; low level Wc, extracotr fan, wash hand basin, tiled floor, single radiator.

## Fitted Kitchen

11'7" x 7'0" (3.53m x 2.13m)



Fitted with a matching range of base and eye level units with granite worktop space over, inset unit sink with mixer tap, integrated fridge/freezer, plumbing and space for automatic washing machine, built-in electric oven, four ring halogen hob with extractor hood over, uPVC double glazed window to front, ceramic tiled flooring, double power point(s), opening into the lounge/dining room.

### View of Kitchen





### Lounge/Dining Room

14'1" x 13'6" (4.30m x 4.12m)



UPVC double glazed window to rear, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), recessed ceiling spotlights, uPVC double glazed french double doors to the rear garden.

### View of Lounge/Dining Room



### View of Lounge/Dining Room



### First Floor Accommodation

### 1st Floor Landing



UPVC double glazed window to front, single radiator, fitted carpet, power point(s), carpeted stairs to second floor landing, doors to bedroom 1 & 3 along with the family bathroom.

### Bedroom 1

9'7" x 14'0" (2.91m x 4.26m)



Two uPVC double glazed windows to rear, fitted double wardrobe(s), two single radiators, fitted carpet, double power point(s).

### View of Bedroom 1



### Bedroom 3

9'8" x 7'5" (2.95m x 2.25m)



UPVC double glazed window to front, single radiator, fitted carpet, double power point(s).

### Family Bathroom



Three piece suite comprising panelled bath with hand held shower attachment over, wash hand basin and low-level WC, half height full height ceramic tiling to one wall, heated towel rail, extractor fan, ceramic tiled flooring.

### View of Bathroom



### Second Floor Accommodation

### 2nd Floor Landing

Fitted carpet, built in storage cupboard, door to bedroom 2.

### Bedroom 2

10'6" x 10'8" (3.20m x 3.24m)



Two double glazed velux windows skylight to rear aspect, built-in wardrobe(s), single radiator, fitted carpet, double power point(s), door to en-suite shower room.

### View of Bedroom 2



### En-suite Shower Room



Three piece suite comprising tiled shower cubicle with power shower and glass screen, vanity wash hand basin, low-level WC



and heated towel rail, half height full height ceramic tiling, tiled flooring.

### Outside of the property

#### Front Garden

Mono block front drive to garage offering off road parking, gravel front garden with mature shrubs.  
Access to the rear garden via garage.

#### Rear Garden



Enclosed by timber fencing, paved patio area with gravelled rear garden, access to garage.

#### View of Garden



### View from Rear of Property



#### Single Attached Garage

17'6" x 9' (5.33m x 2.74m)

Attached brick built single garage with side personal door, power and light connected, metal up and over door to the front.

#### Council Tax Band

Council Tax Band :

Charge Per Year : £1988.04

#### Freehold Property: External Property Charges

Freehold Property: External Property Charges:

Private development with quarterly management charges. £170 per quarter.

Covering the access road, all the open communal garden areas, maintained to a high standard.

Management company: S.R Woods & Son

#### The Property Misdescriptions Act 1991 - Sales & Le

The Property Misdescriptions Act 1991 - Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

Important Notice / Disclaimer

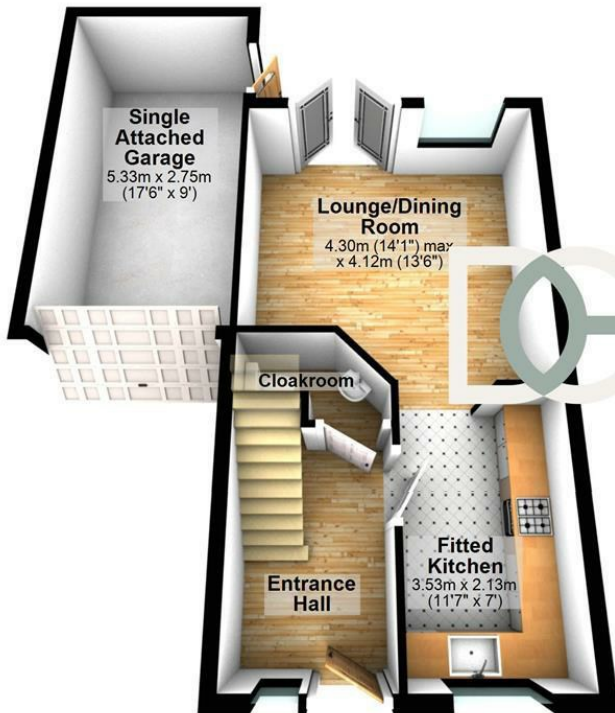
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## Ground Floor



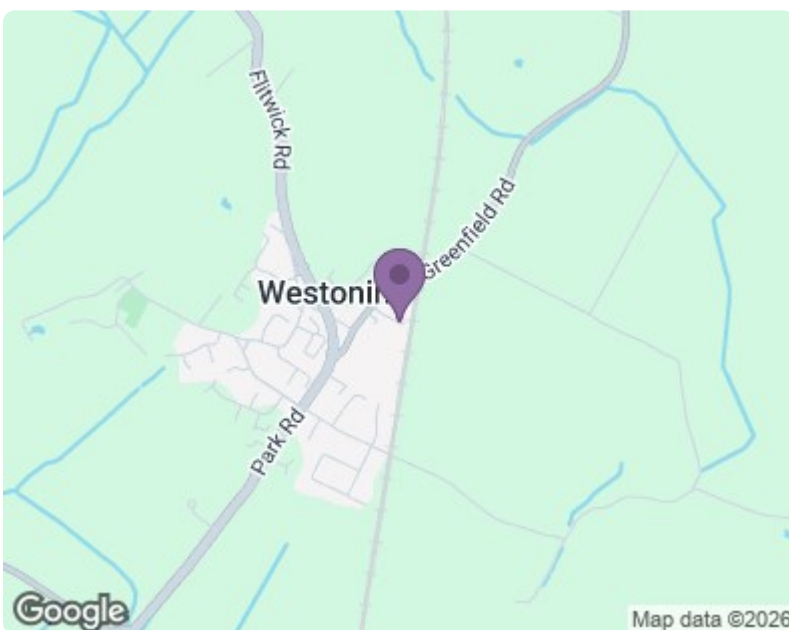
## First Floor



## Second Floor



Total area: approx. 102.4 sq. metres (1102.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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