



TAYLOR MADE
NEW HOMES LIMITED

Specialists in the Sale of New Homes



The Place Martell Drive, Kempston, Bedford, MK42 7FJ
Asking price £484,950 Freehold

Taylor House, Roman Gate Saxon Way, Great Denham, MK40 4FU
T 01234 302043 E sales@taylormadenewhomes.co.uk
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A unique opportunity to acquire this superb 4 bedroom detached SHOW HOME which has been professionally decorated and comes with the further option of purchasing all the furniture in the property.

Offering well planned and flexible family accommodation over 3 floors this stunning home includes the following accommodation: Spacious entrance hall, dual aspect lounge with french doors to the rear garden, luxury kitchen diner with high quality German made fitted kitchen area and french doors from the dining area, master and second bedrooms with en suites, further large double bedroom, study/bedroom 4 and a family bathroom. The property further benefits from a two car driveway at the side of the property and a landscaped enclosed rear garden with generous patio area a shed

The property is available for immediate occupation so there is the opportunity to benefit from the current STAMP DUTY holiday

Entrance Hall

Cloakroom

Living Room

17'11 x 10'5 (5.46m x 3.18m)



Kitchen/Diner

16'9 x 9'1 (5.11m x 2.77m)



First floor landing

Bedroom 2

13'2 x 8'4 (4.01m x 2.54m)

En suite



Bedroom 3

17'11 9'0 (5.46m 2.74m)



Bathroom



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Study/Bed 4
8'4 x 7'0 (2.54m x 2.13m)

Driveway and Parking

Landscaped Rear Garden and shed



Second floor landing

Main Bedroom
16'3 x 15'9 (4.95m x 4.80m)

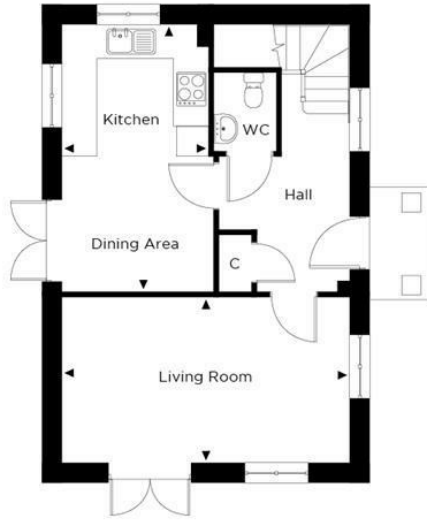


En suite

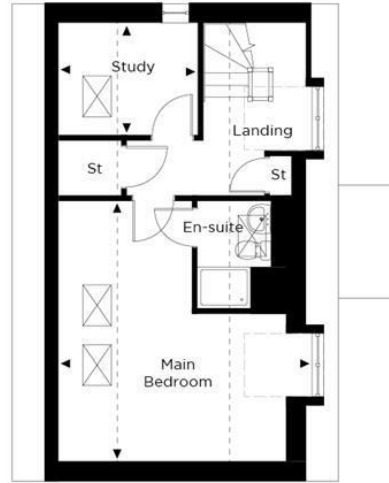




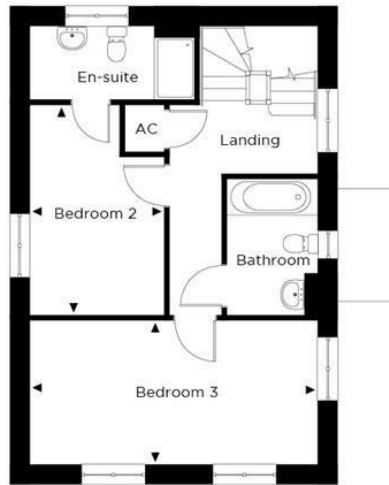
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
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