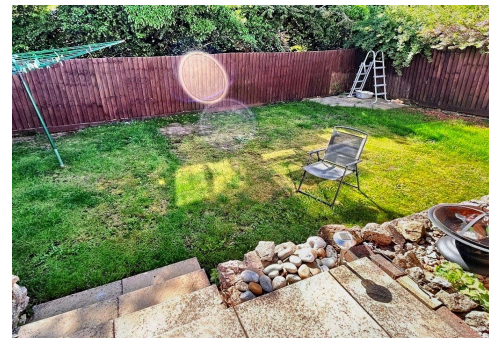
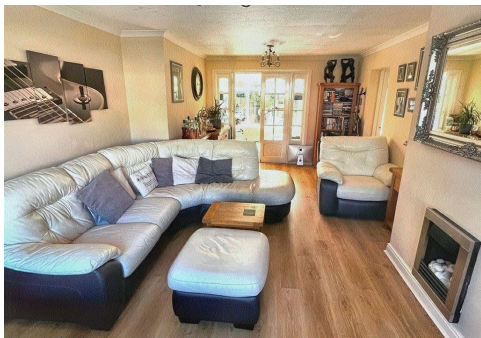


Wellpond Close | Sharnbrook



ASKING PRICE: £475,000

Village Center Location |  
Detached House |  
4 / 5 Bedrooms |  
3 Reception Rooms |

Lounge/Diner |  
Kitchen/Breakfast |  
Conservatory |  
Off-road Parking |

Single Garage |  
Gas Central Heating |  
Enclosed Rear Garden |  
No Upward Chain |

# Wellpond Close Sharnbrook Beds | MK44 1PL

Daniel James Estate & Letting Agents are delighted to offer For Sale this well-presented, 4 / 5 bedroom, detached family house situated in this popular residential area in the highly desirable riverside village of Sharnbrook.

The accommodation briefly comprises: Entrance lobby/study, entrance hall, cloakroom/w.c., spacious lounge/diner with gas fire, conservatory, fitted kitchen/breakfast, dining room/bedroom 5, family bathroom plus 4 further bedrooms. The property benefits from a single garage with off-road parking in front. To the rear of the property is an enclosed garden which is mainly laid to lawn with paved patio area and timber fence surround. The property falls within the much sought-after Sharnbrook Academy Catchment and is offered with No Upward Chain. EER: Band D.

## GROUND FLOOR

### ENTRANCE LOBBY/STUDY AREA |

### INNER HALL |

### DOWNSTAIRS CLOAKROOM/W.C. |

### LOUNGE/DINER |

Approx. 21ft 1in x 11ft 7in (6.42m x 3.53m)

### KITCHEN/BREAKFAST |

Approx. 11ft 7in x 11ft 6in (3.53m x 3.49m)

### CONSERVATORY |

Approx. 9ft 3in x 8ft 10in (2.81m x 2.69m)

### BEDROOM FIVE/STUDY/DINING ROOM |

Approx. 17ft x 9ft 8in (5.19m x 2.94m)

## FIRST FLOOR

### BEDROOM ONE |

Approx. 11ft 7in x 11ft (3.53m x 3.36m)

### BEDROOM TWO |

Approx. 11ft 9in x 9ft 3in (3.57m x 2.83m)

### BEDROOM THREE |

Approx. 8ft 8in x 8ft 5in (2.65m x 2.58m)

### BEDROOM FOUR |

Approx. 9ft 7in x 6ft 7in (2.91m x 1.99m)

### FAMILY BATHROOM |

## LOCATION

Sharnbrook is a sought after riverside village situated just over 8 miles north of Bedford with its main line railway station and excellent range of schools. Sharnbrook has a strong community spirit, with many busy social and sports clubs and organisations. There are a choice of public houses, hotels & restaurants. Other amenities include

shops, post office, chemists, surgery, bakers, church, theatre and a wildlife park.

## COMMUNICATION LINKS

Bedford is a short journey away and easily reached by car or regular bus service. Here you can enjoy all kinds of leisure entertainment including health clubs, cinemas, bars and restaurants. It's also great for shopping, or you could drive a little further to Milton Keynes which has no less than 200 shops, all under cover. For commuters Sharnbrook has good transport links. The M1 is a short drive away, and there are good local main roads when you want to travel to nearby towns and countryside. Bedford station offers rail services to St. Pancras, London.

## EDUCATION/SCHOOLING

Situated in the village itself are the popular Sharnbrook Primary School as well as the much sought-after Sharnbrook Academy. A little over 8 miles away in nearby Bedford there are the highly regarded, private Harpur Trust schools; Pilgrims School, Bedford School, Bedford Modern & Bedford Girls.

## LOCAL AUTHORITY

Bedford Borough Council - direct line (01234) 267422. The Council Tax band is E and the standard assessment for 2024/2025 is £2753.14.

## SERVICES

The property is connected to mains electricity, water and sewerage. Heating to the property is provided by a gas-fired central heating system. Prospective purchasers must rely upon their own enquiries in respect of services in general.

## TENURE & POSSESSION

The freehold of the property is available for sale by private treaty with vacant possession on completion.

## MEASUREMENTS

All measurements are approximate.

## ENERGY EFFICIENCY RATING

Band D.

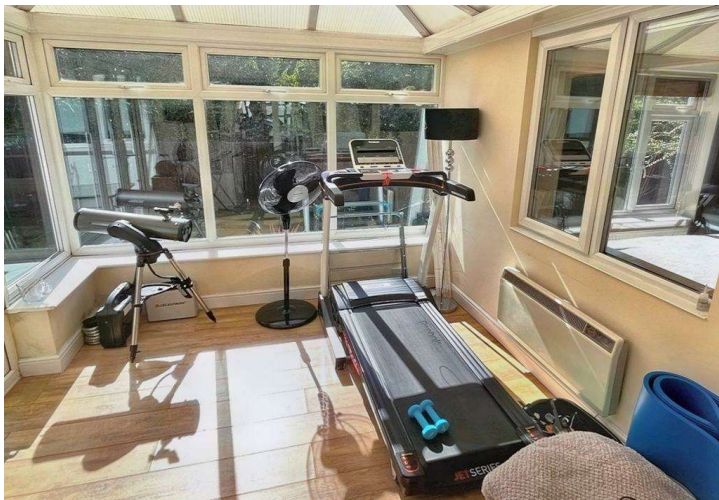
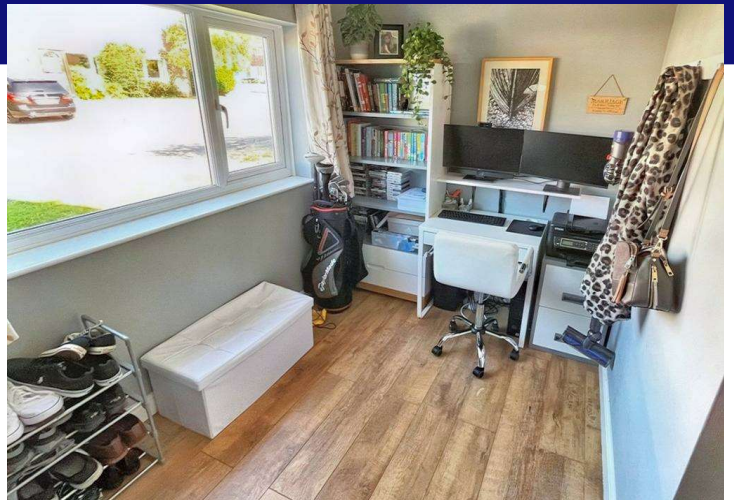
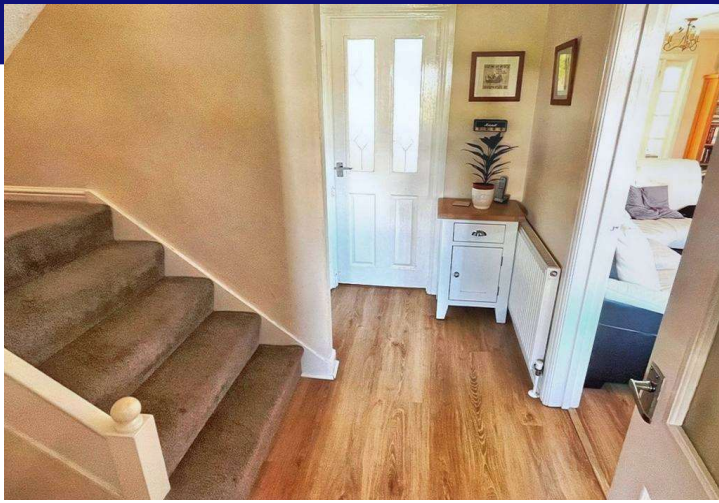
## FIXTURES & FITTINGS

Expressly excluded unless mentioned.

## MONEY LAUNDERING ACT 2004

We are required to obtain photographic identification of any persons purchasing a property through our company. Upon acceptance of an offer you will need to provide an original official document (e.g. new style driving licence/passport) for copying purposes to be held on file in order to comply with our obligations as estate agents covered by the above act.

**VIEWINGS STRICTLY BY APPOINTMENT ONLY VIA DANIEL JAMES ESTATE AGENTS | CALL 01234 604344**





Ground Floor  
Area: 765 ft<sup>2</sup> ... 71.0 m<sup>2</sup>

1st Floor  
Area: 529 ft<sup>2</sup> ... 49.2 m<sup>2</sup>

Total Area: 1294 ft<sup>2</sup> ... 120.2 m<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

Whilst we endeavour to make our property details accurate and reliable, we would inform you that as estate agents we have not tested any apparatus, equipment, fittings, or services and so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction. Whilst every care has been taken in preparing these particulars some of the descriptions are inevitably subjective. All measurements are approximate only and photographs are representative of the property at the time of instruction and no assumptions should be made from these in respect of other parts of the property not shown, or the locality. Mileages are approximate only. Daniel James Estate Agents for themselves and the vendors of this property whose agents they are give notice that; (1) the particulars are set out as a general guide only and do not constitute part of a contract or offer; (2) no person in the employment of Daniel James Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Particulars are issued on the understanding that all negotiations are conducted through Daniel James Estate Agents and are presented Subject to Contract and Without Prejudice.

