



Anglia Way, Great Denham, Bedford

*A stylish 4 bedroom semi detached townhouse offering flexible accommodation, ideal for modern family life*

**Guide Price £320,000 Freehold**

## *Stylish Open Plan Living...*

Introducing this beautifully presented and stylish 4 bedroom semi detached townhouse ideally located in Great Denham. The ground floor accommodation boasts a large cloakroom and a stunning, open plan kitchen/living/dining room with a light and airy conservatory area. Upstairs you will find two further floors with four excellent sized bedrooms, a family bathroom and an ensuite. With space in abundance this property really would make an excellent family home, viewings are highly recommended!





## GROUND FLOOR

Front door leading to:

**Hallway**— A welcoming entrance hall with tiled flooring, radiator, stairs to first floor, doors to cloakroom and living/kitchen/dining room.

**Cloakroom**— A white W/C and hand wash basin with mixer taps and tiled splashbacks. Radiator, UPVC double glazed sash window to front aspect. Tiled floor.

### Kitchen/Living/Dining Room - 34'4 x 14'3

**Kitchen area**— A fantastic kitchen area comprising a stainless steel 1.5 inset sink with tiled splashbacks. Integrated appliances to include washing machine, electric oven, dishwasher and fridge freezer. Five ring gas burner hob with stainless steel extractor hood over. Matching base & eye level units. Spacious under-stairs cupboard. Wooden flooring & spotlights.

**Living/Dining/Conservatory area**— A superb lounge/dining/family area with 3 x radiators. TV point and Internet Point. Conservatory area includes UPVC double glazed French doors with built in fly screens and double UPVC floor to ceiling windows next to doors with small upper window.

## FIRST FLOOR

**Landing**— Stairs to the second floor. UPVC double glazed sash window to front aspect & radiator.

**Master Bedroom - 16'0"x14'**— A spacious master bedroom with a built in wardrobe. 2 x UPVC double glazed windows to rear aspect. Radiator. Door leading to:

**Ensuite**— Fully tiled walk in shower with mains shower attachment. Half tiling to all other areas. White W/C and wall mounted hand wash basin with mixer tap. Heated towel rail. Spotlights & extractor fan.

**Bedroom 4— 13'3 x 7'8**— UPVC double glazed sash window to front aspect. TV point. Radiator.





## SECOND FLOOR

**Landing**– Airing cupboard housing hot water tank. Access to loft space. Door to:

**Bedroom 2- 12'7 x 14'3**– A double bedroom with 2 UPVC double glazed windows to the rear aspect. Radiator. 2 x built in cupboards one of which houses the gas boiler.

**Bedroom 3- 11'1 x 12'0**– Built in cupboard. 2 x UPVC sash double glazed sash windows to front aspect. Radiator.

**Family Bathroom**– A beautifully presented white suite comprising a W/C and wall mounted wash hand basin with mixer tap. White Panelled bath with mixer taps, mains shower attachment, glass shower screen and tiled walls. Tiled floor. Extractor fan, spotlights. Heated towel rail.

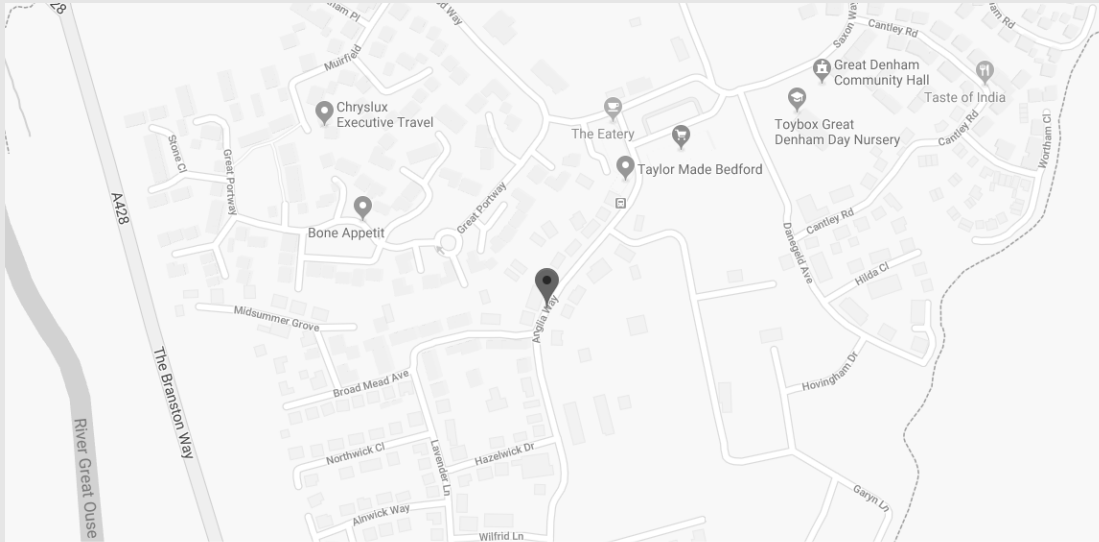
## EXTERIOR

**Front**– Pathway to front door with boarder with feature stone area to either side & enclosed by iron fence.

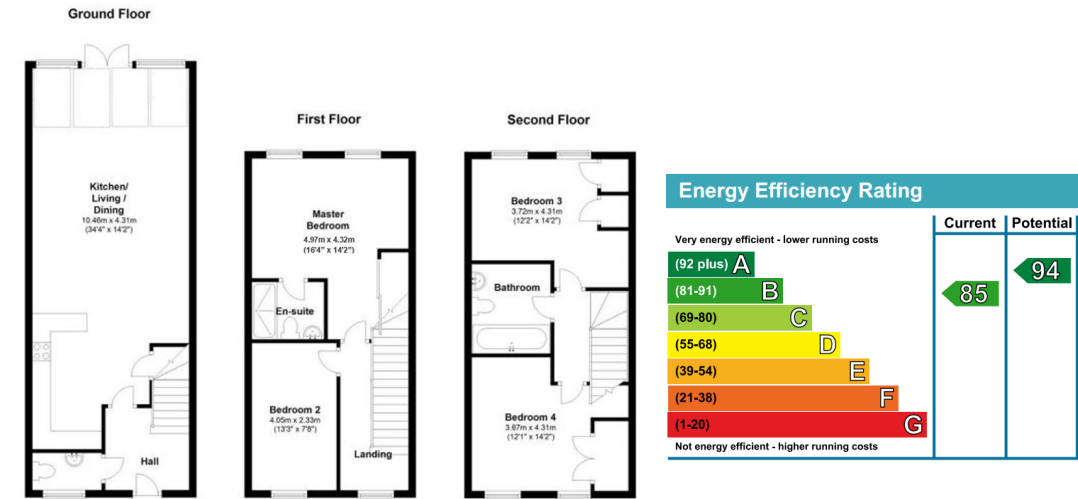
**Rear Garden**– Enclosed by wooden fencing and a brick wall with paved patio seating area. Laid mainly to lawn with a shingled area to the rear with gated side access leading to garage.

**Garage**– A single garage with an up & over door and an additional parking space.

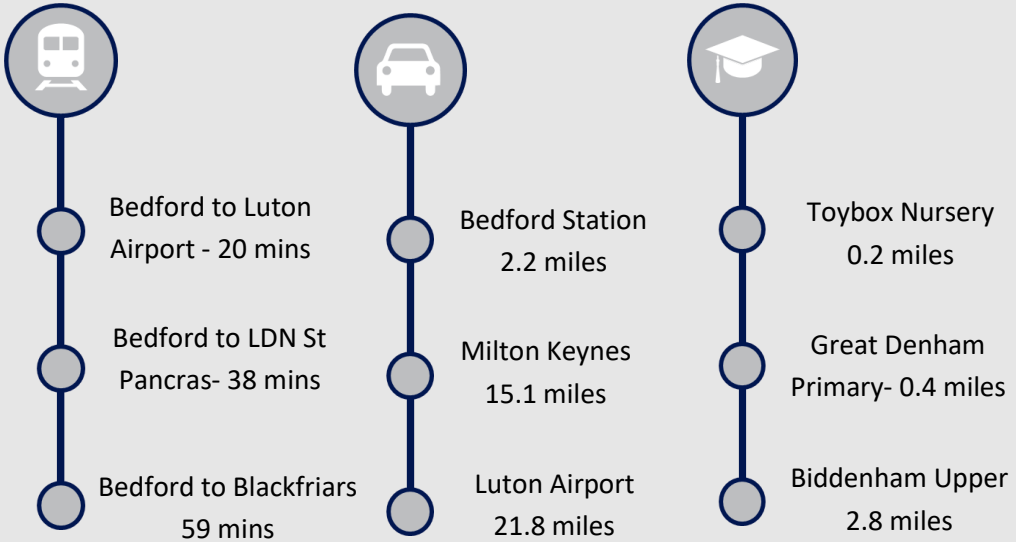




Great Denham is a popular new development situated just 2 miles from Bedford Town Centre. This sought after new village is home to the Bedford Golf Club and many other local amenities including good schooling facilities, hairdressers, supermarkets and a salon. Great Denham is close to the Bedford bypass which gives lends great access to the A421, A6, A1 & M1



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