



**TAYLOR MADE**  
RESIDENTIAL LIMITED

*Specialists in the Sale of Residential Properties*



**14 New Road, Bromham, Bedford, MK43 8QQ**  
**Guide price £615,000**

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A stunning example of a detached village home set in this non estate cul de sac in the highly desirable village of Bromham. An ideal family home which offers plenty of living space including a spacious lounge, family room, kitchen, utility, dining/breakfast room, study and cloakroom. Upstairs you will find 4 large bedrooms, 2 with ensembles and the family bathroom. Outside to the front there is a large driveway providing plenty of parking and a single garage and a well presented enclosed westerly facing rear garden. A stunning property in an ideal village location.

#### **Entrance Porch**

Entered via a glazed door, radiator and a glazed door to

#### **Entrance Hall**

A welcoming entrance hall with an understairs storage cupboard, stairs to first floor, radiator & door to

#### **Cloakroom**

White suite comprising a low level W/C, wall mounted wash basin with mixer taps, heated towel rail, UPVC double glazed frosted window to side aspect, tiled flooring & extractor fan.

#### **Lounge**

17'11 x 14' (5.46m x 4.27m)

A superb lounge with a fire place set into wooden surround, UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to the garden & radiator.

#### **Family Room**

12'7 x 10'8 (3.84m x 3.25m)

A spacious family room with a UPVC double glazed box bay window to front aspect & radiator.

#### **Kitchen**

13'10 x 9'4 (4.22m x 2.84m)

A well presented kitchen with a stainless steel 1.5 inset sink with mixer tap, integrated cooker with separate gas hob with fitted extractor hood, space for fridge freezer, dishwasher, washing machine, matching base and eye level units, tiled splashbacks & tiled flooring, UPVC double glazed window to front & rear aspect, radiator, doorway through to.

#### **Dining/Breakfast Room**

14'9 x 8'10 (4.50m x 2.69m)

A charming dining/breakfast room with a UPVC double glazed window to rear aspect, UPVC double glazed French doors to rear aspect leading to the garden, wooden flooring and a door to

#### **Study**

7'1 x 4'1 (2.16m x 1.24m)

UPVC double glazed window to front aspect, wooden flooring.

#### **Utility Room**

7'4 x 4'11 (2.24m x 1.50m)

UPVC double glazed window to front aspect, stainless steel inset sink with mixer tap, space for washing machine & tumble dryer, radiator, fitted units, gas boiler.

#### **Landing**

Access to loft, UPVC double glazed window to rear aspect, airing cupboard, door to

#### **Bedroom 1**

13'11 x 13'1 (4.24m x 3.99m)

A spacious master bedroom with a UPVC double glazed window to rear aspect, fitted wardrobes and a radiator.

#### **Bedroom 2**

13'4 x 10'8 (4.06m x 3.25m)

A light and airy double bedroom with a UPVC double glazed window to front aspect, fitted wardrobes, radiator and a door to

#### **Ensuite**

White low level W/C, wash basin with mixer taps set into vanity unit, shower cubicle with mains shower attachment, tiled splashbacks, radiator, spotlights.

#### **Bedroom 3**

13'3 x 11'6 (4.04m x 3.51m)

A fantastic 3rd bedroom with a UPVC double glazed window to front aspect and 2 UPVC double glazed windows to rear, built in wardrobes, radiator, door to

#### **Ensuite**

White low level W/C, pedestal wash basin with mixer tap, tiled splashbacks, radiator, UPVC double glazed frosted window to rear, spotlights, separate shower cubicle with mains shower attachment, tiled splashbacks, radiator, UPVC double glazed window to front aspect, spotlights, extractor fan.

#### **Bedroom 4**

10'3 x 7'9 (3.12m x 2.36m)

UPVC double glazed window to front aspect, radiator.





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#### **Family Bathroom**

A beautifully presented white suite comprising a panelled bath with mixer taps & mains shower over, low level W/C, wash basin with mixer tap set into vanity unit, heated towel rail, UPVC double glazed frosted window to front aspect, extractor fan, tiled splashbacks.

#### **Rear Garden**

A neatly maintained rear garden enclosed by wooden fencing with a raised paved patio seating area leading down to the lawn area. The garden then leads around to the side where there is a wooden garden shed and access to the garage.

#### **Front Garden**

A large paved driveway providing parking for numerous vehicles enclosed by a low level brick wall and hedge row.

#### **Garage**

A single garage with an up & over door, power & lighting, storage space to the roof with a door to the side aspect.





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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			
EU Directive 2002/91/EC			
England & Wales			
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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

