



**1B, Church Road, Wootton,
Bedfordshire MK43 9EU**





Situated in the charming village of Wootton, Bedfordshire, this impressive, detached family home has four well proportioned bedrooms and a wealth of living space, ideal for those seeking a comfortable and versatile family home in a sought after location.

The well planned accommodation includes a hallway with a cloakroom and built in storage, and a large, separate sitting room, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the expansive open plan kitchen, dining, and family room. This contemporary space is designed with modern living in mind, featuring plenty of room for cooking, dining, and socialising. The kitchen is fitted with a range of high gloss units and integrated appliances, while the dining and family areas provide a seamless flow, ideal for both everyday family life and hosting friends.

On the first floor, the landing leads to the four good sized bedrooms, three of which have air conditioning, and the refitted family bathroom.

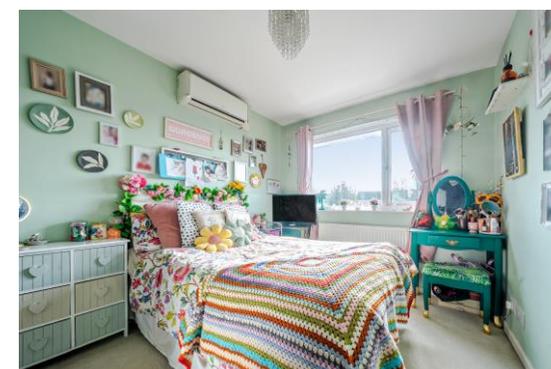
Externally there is a 48 ft x 39 ft south facing garden with artificial turf, an ornamental fish pond, a decked seating area and a garden shed with power and light. An external door provides access to the single garage and a pedestrian gated access leads to the front garden with a carport and driveway providing ample parking.

Wootton itself is a delightful village conveniently close to Bedford town centre and railway station plus good road links, including the A421 and the M1. There is also an excellent range of local amenities including churches, shops, pubs, a village hall, primary and secondary schools and sporting facilities.

In summary, this four bedroom detached home in Wootton presents a fantastic opportunity to acquire a spacious and well appointed property in a desirable Bedfordshire village. With its generous living areas, south facing garden, ample parking, and excellent local amenities, it is perfectly suited to family life and modern living. Early viewing is highly recommended to fully appreciate all that this home has to offer.

- * 4 Bedrooms
- * 18'10 x 13'3 Sitting Room
- * Impressive Kitchen/ Dining /Family Room
- * Cloakroom
- * Refitted Bathroom
- * Double Glazing
- * Gas Radiator Heating
- * South Facing Garden
- * Garage & Carport
- * Viewing Highly Recommended

FREEHOLD

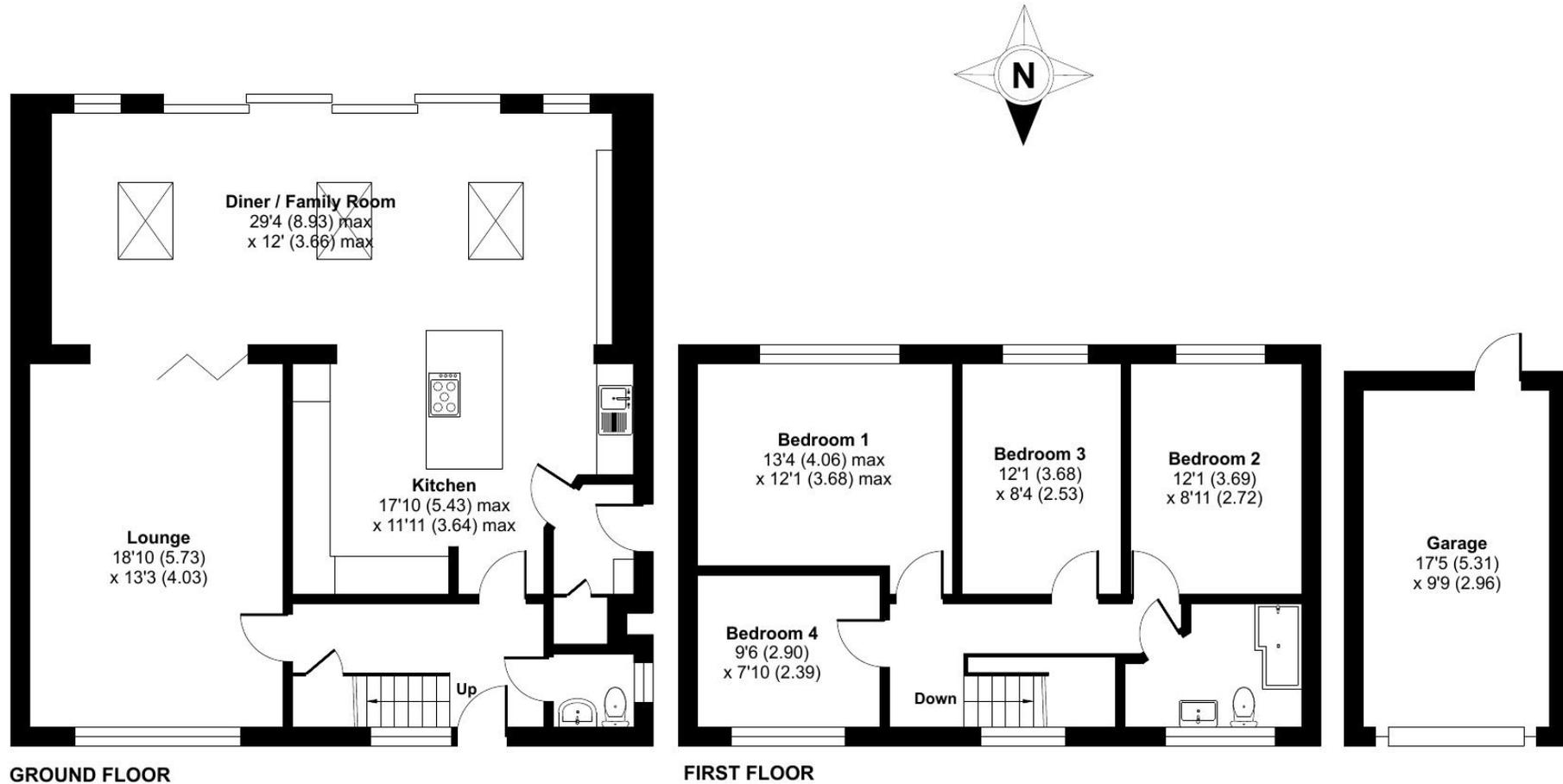


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Approximate Area = 1562 sq ft / 145.1 sq m

Garage = 169 sq ft / 15.7 sq m

Total = 1731 sq ft / 160.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Taylor Brightwell. REF: 1420574