



**12 Arun Close, Brickhill,
Bedford MK41 7AD**

**Taylor
Brightwell**



A spacious and well presented two double bedroom extended detached bungalow with a large driveway and private garden nicely positioned within a close of similar styled homes located approximately two miles from the town centre and within easy reach of a range of local shops and amenities.

The well planned bungalow has reception hall with a cloakroom and airing cupboard and leads to the generously sized lounge with a versatile snug/study leading off. There is a good sized fitted kitchen along with a useful separate utility room. The two well proportioned bedrooms have a good range of modern, fitted wardrobes and are served by the refitted family shower room. To the rear is the spacious dining room which seamlessly opens into the impressive light and airy triple aspect garden/family room with a vaulted ceiling and doors to the rear garden.

Outside the large driveway provides ample parking and leads to the single garage. Pedestrian gated access on both sides leads to the delightful, private 50 Ft x 38 Ft rear garden which features two patio areas, a lawn, well stocked established borders, a greenhouse and a shed.

For sale with no upward chain this property offers an excellent opportunity to purchase a well proportioned and versatile home in a much sought after area. Viewing is highly recommended.

- * **Extended Detached Bungalow**
- * **2 Double Bedrooms**
- * **Generous Lounge**
- * **Fitted Kitchen**
- * **Utility Room**
- * **Double Glazing**
- * **Gas Radiator Heating**
- * **50 ft x 38 Ft Private Rear Garden**
- * **Large Driveway & Garage**

Freehold

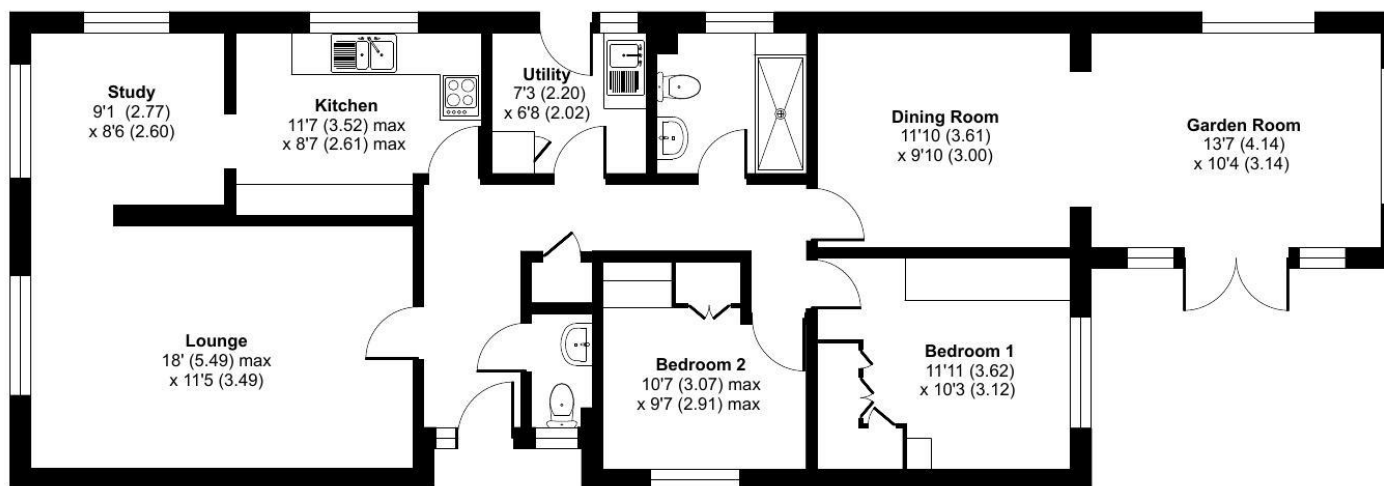
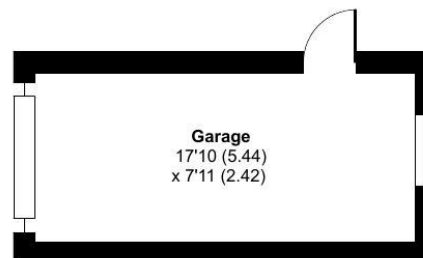


"Hassett House", Hassett Street, Bedford MK40 1HA

www.taylorbrightwell.co.uk property@taylorbrightwell.co.uk

01234 326444

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GROUND FLOOR

Approximate Area = 1125 sq ft / 104.5 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1267 sq ft / 117.6 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: 1529036