



**76 Putnoe Street, Putnoe
Bedford MK41 8HL**

**Taylor
Brightwell**



A superbly presented three bedroom semi detached house extended to the rear and enjoying a 84 ft south facing rear garden, a driveway for up to 5 cars and a garage with electric door. It is ideally located within the ever popular Putnoe area with a wide choice of amenities close by.

The excellent accommodation includes a large reception hall with under stairs storage, a separate sitting room with an open fireplace and the impressive kitchen/dining/family room fitted in a good range of high gloss fronted units with contrasting worktops and integrated appliances. There are bi-fold doors to the rear garden, inset ceiling spotlights, remote controlled Velux windows, luxury vinyl flooring and access to the downstairs cloakroom. On the first floor the spacious landing leads to the two good sized double bedrooms, the roomy third bedroom and the stylish, refitted shower room.

Outside there is a good sized driveway providing parking for up to 5 cars and leads to the single garage with electric door. To the rear is the wonderful 84 ft south facing garden laid to lawn with dressed borders and decked and paved seating areas.

This is a lovely, good sized family home which has been thoughtfully extended to create a light, bright and modern living space. Viewing is highly recommended.

- * **3 Bedrooms**
- * **Impressive Kitchen/Dining/Family Room**
- * **Cloakroom**
- * **Sitting Room with Open Fire**
- * **Refitted Shower Room**
- * **Gas Radiator Heating**
- * **Double Glazing**
- * **Garage**
- * **84 Ft South Facing Garden**

FREEHOLD

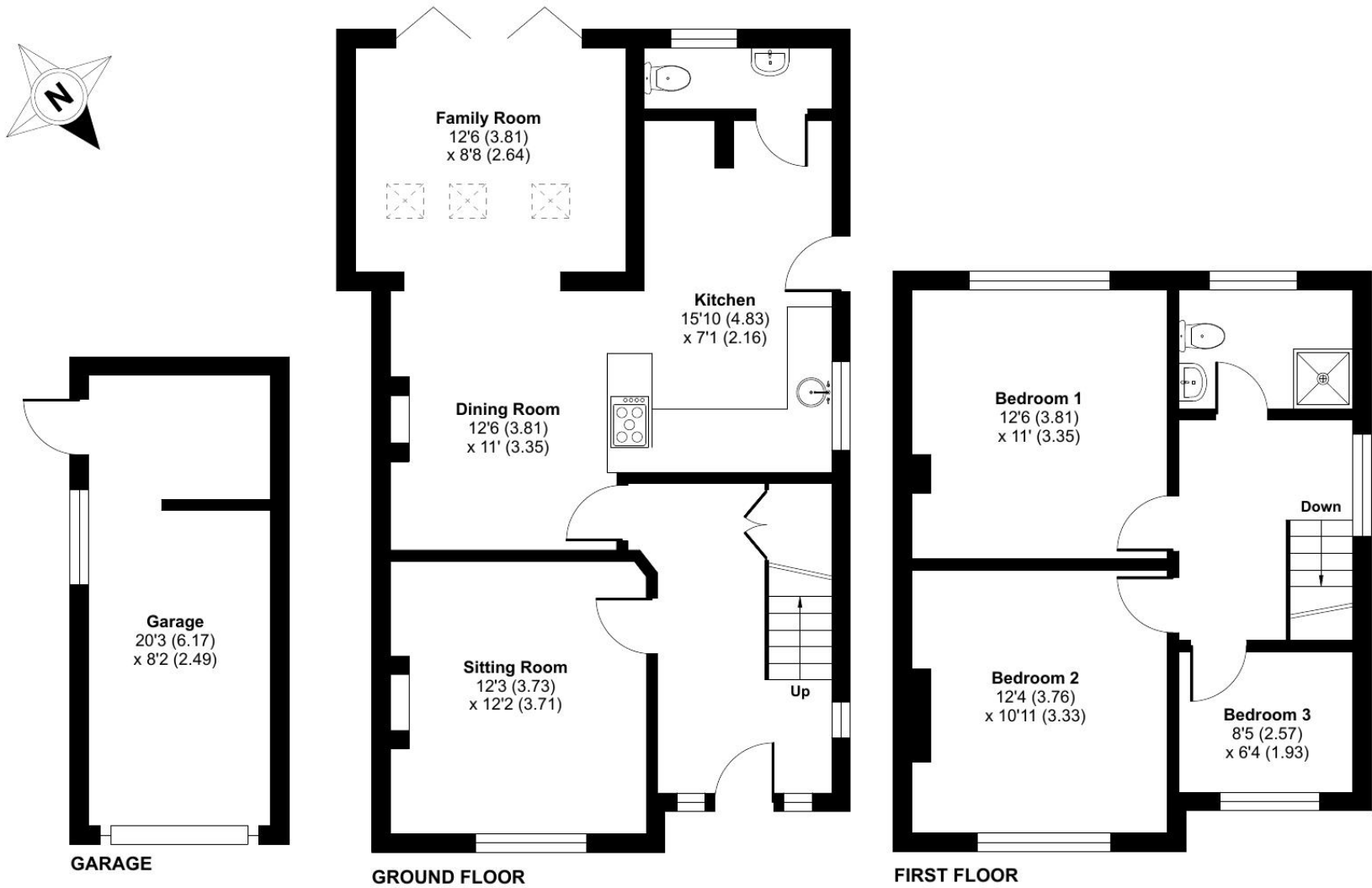


"Hassett House", Hassett Street, Bedford MK40 1HA

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

01234 326444

Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation and we would ask for co-operation in order that there is no delay in agreeing a sale. Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration purposes only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consents relating to this property and therefore, any interested purchaser should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract. Neither Taylor Brightwell nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property.



Approximate Area = 1171 sq ft / 108.7 sq m (excludes garage)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Taylor Brightwell. REF: 999068