



**13 Wentworth Drive, Putnoe
Bedford MK41 8BB**

**Taylor
Brightwell**



An excellent opportunity to purchase this spacious four bedroom detached house which is ready to refurbish, modernise and extend (stpp) as required. Situated on this highly desirable road approximately two miles from the town centre, close to Mowsbury park, the golf course and many local amenities.

The accommodation includes a large entrance hall with built in storage, a cloakroom, a spacious, dual aspect sitting room with original wood block flooring continuing into the separate dining room and a recently refitted kitchen. Upstairs there are three doubles and a large single bedroom plus the family bathroom.

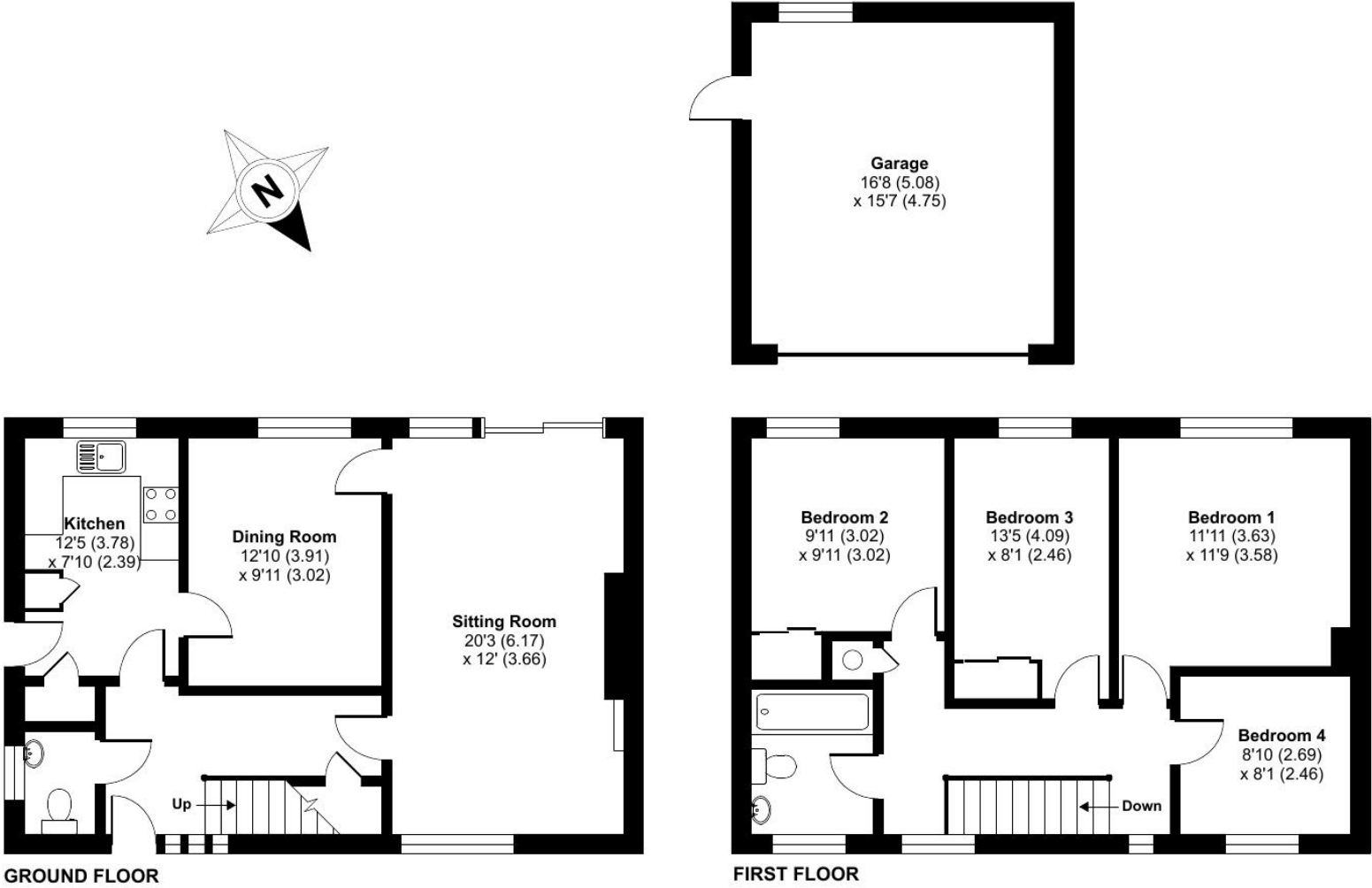
Externally there is a good sized front garden with driveway providing off road parking and potential to create extra parking if desired. The 58 ft long south facing rear garden is fully enclosed and has access to the double garage with additional parking in front.

An ideal property for someone looking for a project offering great scope to extend and improve. No upward chain.

- * **Renovation Project**
 - * **Potential to Extend (STPP)**
 - * **4 Bedrooms**
 - * **Large Sitting Room**
 - * **Dining Room**
 - * **South Facing Garden**
 - * **Double Garage**
 - * **Desirable Location**
- Freehold**



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 = 1270 sq ft / 118 sq m
Garage = 261 sq ft / 24.2 sq m
Total = 1531 sq ft / 142.2 sq m
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.
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