



**12 Curlew Crescent, Brickhill,
Bedford MK41 7HX**

**Taylor
Brightwell**



A superbly presented and very well maintained three bedroom extended semi-detached house with a wonderful, very private south facing rear garden located in the ever popular Birds Area of Brickhill. The property is ideally located for access to the town centre, train station and local amenities.

The well appointed accommodation includes a lovely, light and bright reception hall, a separate sitting room, a rear family/dining room with attractive cast iron fireplace and patio doors to the garden and the refitted kitchen breakfast room with a comprehensive range of high gloss fronted units plus integrated and free standing appliances included. The first floor has a roomy landing leading to the main bedroom with a shower cubicle, the second double bedroom with built in wardrobes, the good sized third bedroom and the stylish refitted bathroom.

Outside there is the beautifully maintained and attractively designed private south facing garden approximately 55 feet in length with a large patio area and pergola with steps up to the lawn with abundantly stocked and colourful borders, a summer house and mini greenhouse. There is a landscaped front garden and driveway providing off road parking and access to the detached single garage.

This lovely family home with its wonderful, peaceful south facing garden is offered for sale with no upward chain. Viewing is strongly advised.

- * **Superbly Presented**
- * **3 Bedrooms**
- * **2 Reception Rooms**
- * **Refitted Kitchen/Breakfast Room**
- * **Double Glazing & Gas Radiator Heating**
- * **Refitted Bathroom**
- * **Beautiful South Facing Garden**
- * **Garage**
- * **No Upward Chain**

FREEHOLD

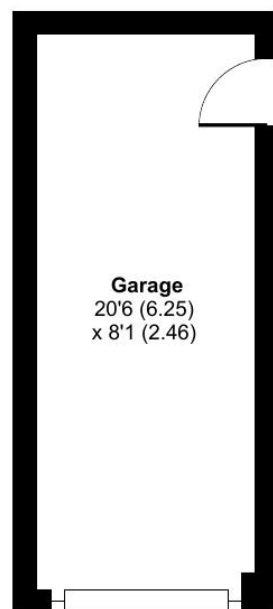


“Hassett House”, Hassett Street, Bedford MK40 1HA

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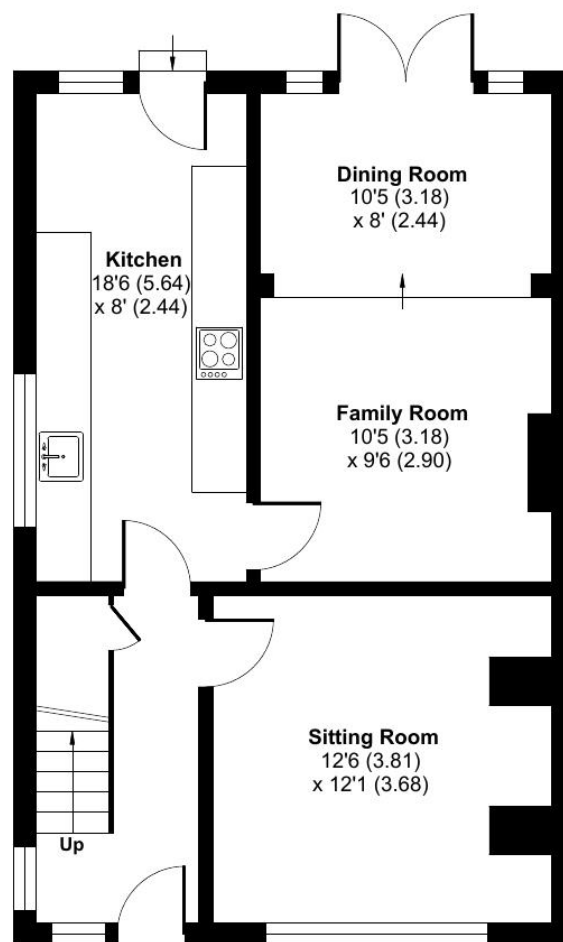
01234 326444

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GARAGE

Garage
20'6 (6.25)
x 8'1 (2.46)



GROUND FLOOR

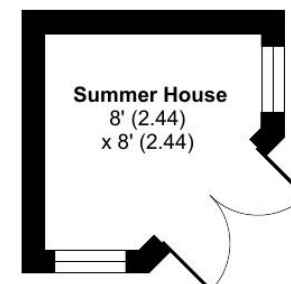
Dining Room
10'5 (3.18)
x 8' (2.44)

Kitchen
18'6 (5.64)
x 8' (2.44)

Family Room
10'5 (3.18)
x 9'6 (2.90)

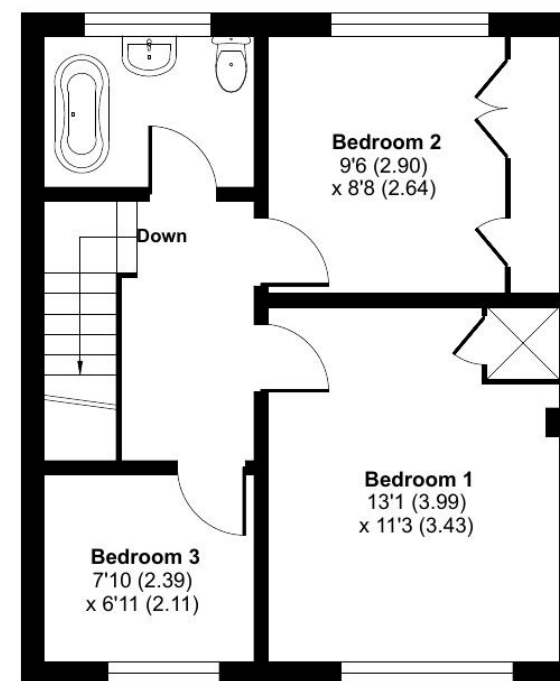
Sitting Room
12'6 (3.81)
x 12'1 (3.68)

Up



OUTBUILDING

Summer House
8' (2.44)
x 8' (2.44)



FIRST FLOOR

Bedroom 2
9'6 (2.90)
x 8'8 (2.64)

Bedroom 1
13'1 (3.99)
x 11'3 (3.43)

Bedroom 3
7'10 (2.39)
x 6'11 (2.11)

Down

Approximate Area = 1020 sq ft / 94.7 sq m (excludes garage)

Outbuilding = 54 sq ft / 5.0 sq m

Total = 1074 sq ft / 99.7 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). © nichecom 2023. Produced for Taylor Brightwell. REF: 998477