



9 Bryony Close

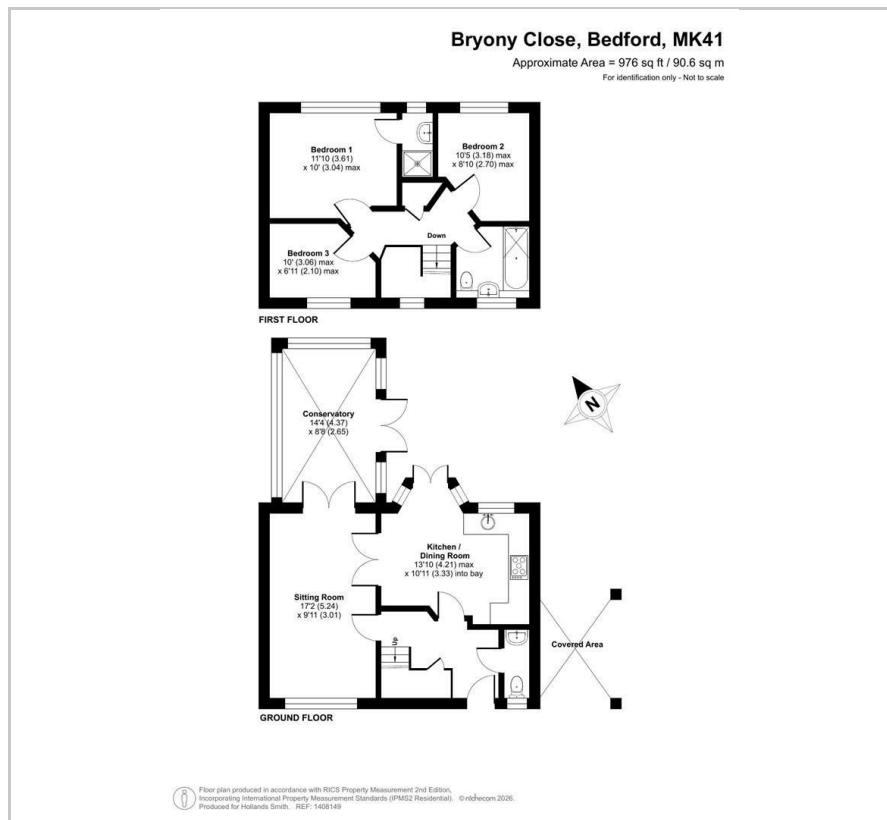
, Bedford, MK41 0RN

£365,000



3 2 1 C

Floor Plan



Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|--|--|---------|-----------|
| Very energy efficient - lower running costs (92 plus) | | A | |
| (81-80) | | B | |
| (69-60) | | C | |
| (55-58) | | D | |
| (39-54) | | E | |
| (21-38) | | F | |
| (1-20) | | G | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 73 | 78 |
| EU Directive 2002/91/EC | | | |

Viewing

Please contact our Bedford Office on 01234 216612 if you wish to arrange a viewing appointment for this property or require further information.



Occupying a cul-de-sac location within a popular established development, this modern detached home offers well-proportioned accommodation, available with no upward chain. There are two principle rooms downstairs - a spacious living room and a kitchen/breakfast room with plenty of storage and some integrated appliances - with the addition of a large conservatory to the rear. There is also a useful ground floor WC. The first floor provides three bedrooms and a family bathroom with the further benefit of an en suite shower to the main bedroom. There is gas to radiator heating from a modern boiler and all of the windows are uPVC double glazed. Outside, off road parking is available immediately to the side and there is a wrap-around rear and side garden with patio and lawn areas, two timber sheds to remain and a large covered area ideal for alfresco dining.

Bryony Close is conveniently located just off Riverfield Drive, within close proximity of a good range of amenities. Both Tesco and Waitrose superstores are nearby as well as countryside walks around Priory Country Park and the facilities at nearby Aspects Leisure Village and pub/restaurants. There are regular buses into the town centre from a nearby stop. Bedford town offers a wide choice of shops and restaurants as well as a rail station with fast links into London St Pancras. EER: C



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