



Croxden Way, Elstow, Bedford, MK42

Offers Over £650,000

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Urban Luxe Property proudly presents this exceptional, extended fivebedroom detached family home, offering over 2,000 sq ft of living space, situated in the highly sought-after area of Elstow, Bedford.

Upon entering, a sizable entrance hall welcomes you, leading seamlessly into the main reception areas. The lounge, bright and inviting, provides a comfortable space for relaxation. Adjacent to this, the second reception room offers versatile options, perfect for a formal dining area, a home office, or a cosy family snug. A third reception room, which is the extended part of the property, flowing on from here offers further accommodation and a ready-made entertaining space. This room also has a huge sky lantern bringing in lots of natural light & bifolds offer a continual indoor/outdoor opening onto a large patio area.

The heart of this home is undoubtedly the expansive, modern kitchen/diner, designed for both everyday living and entertaining. This well-appointed space boasts ample work surfaces and storage, easily accommodating a large dining

Floor Area
2283 sq. ft.

Tenure
Freehold

Service Charge
£0 per annum

Ground Rent
£0 per annum

table. A handy cloakroom and utility room with outdoor access also services the ground floor.

Ascending to the first floor, you will discover five well-proportioned double bedrooms, providing comfortable accommodation for a growing family. The master bedroom offers a private sanctuary, complete with its own en-suite shower room. A further contemporary family bathroom serves the remaining bedrooms, ensuring convenience and comfort for all.

Externally, the property benefits from a well-maintained garden, offering a private outdoor space for recreation and relaxation. To the front, a driveway provides ample off-street parking, for several cars, complementing the integrated double garage which offers additional storage or secure parking.

Elstow is a charming and popular village, offering a desirable blend of historical character and modern convenience. Residents benefit from excellent local amenities, including shops and community facilities, all within easy reach. The area boasts strong transport links, with convenient access to Bedford town centre, which provides a wider array of shopping, dining, and leisure options. Major road networks such as the A421/A6/M1 are easily accessible, facilitating straightforward commutes to surrounding areas.

This stunning property is perfectly suited for those seeking a spacious and thoughtfully extended family home in a prime location. Early viewing is highly recommended to fully appreciate the quality and scale of accommodation on offer.

In summary, the property offers:

5 bedrooms

Entrance Hall

Lounge

Second Reception Room

Third Reception Room

Kitchen/Diner

En-suite to Master Bedroom

Family Bathroom

OUTSIDE

Rear Garden

Garage

Driveway

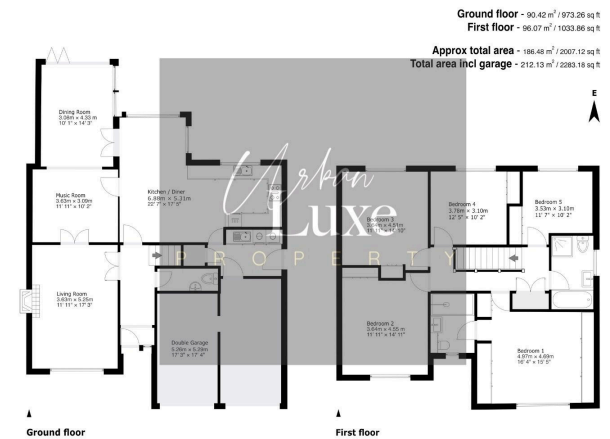
EPC Rating: C

Council Tax Band: F

- 5 Double bedrooms
- 3 large reception rooms
- Utility room
- Family bathroom
- Driveway for several cars
- Cloakroom
- Spacious kitchen/diner
- Ensuite to Master Bedroom
- Double Garage
- Close to amenities & transport links



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
	72	79
England & Wales	EU Directive 2002/91/EC	



This floorplan is provided as a guide to illustrate layout and should not be used for planning. Measurements are approximate and not to scale.