



**Oxford Blue Way, Stewartby, BEDFORD, MK43 9GF**

## Welcome to

### Oxford Blue Way, Stewartby BEDFORD

William H Brown are pleased to offer for sale this exceptional five-bedroom detached family home set over three floors, ideally positioned just a one-minute walk from Stewartby Lake. Offering spacious and versatile accommodation, a double garage, landscaped garden and insulated garden room.

#### Hall

Doors to Dining Room, Living Room and Kitchen/Living Room

#### WC

Low Level WC, Sink, Extractor Fan

#### Living Room

15' 5" max x 9' 8" max (4.70m max x 2.95m max)  
Radiator, Double Glazed Window to Front & Side Aspect

#### Dining Room

9' 9" max x 9' 3" max (2.97m max x 2.82m max)  
Radiator, Double Glazed Window to Front and Side Aspect

#### Kitchen/Living Room

27' 5" max x 15' 11" max (8.36m max x 4.85m max)  
L Shape Kitchen with Family Snug Area, Eye & Base Level Units, 1 1/2 Drainer Sink Unit, Eye & Base Units, Built-In Oven & Hob, Built-in Fridge Freezer, Extractor Fan, Double Glazed Windows to the Rear Aspect

#### Landing

#### Bedroom Two

12' 8" x 9' 9" (3.86m x 2.97m)  
Radiator, Double Glazed Window to the Rear Aspect, Door to Jack and Jill En-Suite

#### En-Suite

Pedal Stool, Mounted Wash Hand Basin, Low Level WC, Shower Cubicle, Frosted Window to Rear Aspect

#### Bedroom Three

11' 1" x 9' 9" (3.38m x 2.97m)  
Radiator, Double Glazed Window to the Rear Aspect, Door to Jack and Jill En-Suite

#### Bedroom Four

10' 2" max x 9' 9" max (3.10m max x 2.97m max)  
Radiator, Double Glazed Window to the Front Aspect

#### Bedroom Five

9' 7" max x 9' 6" max (2.92m max x 2.90m max)  
Radiator, Double Glazed Window to the Front Aspect

#### Bathroom

Bath, Low Level WC & Sink, Frosted Window to the Front Aspect

#### Bedroom One

25' 11" max x 9' 9" max (7.90m max x 2.97m max)  
Radiator, Walk-In Wardrobe, Double Glazed Window to the Rear Aspect

#### En-Suite

Low Level WC, Radiator, Shower Cubicle, Skylight Window to the Rear Aspect

#### Rear Garden

Laid to Lawn Patio Area, Summer House, Slide Door to Garage

#### Front Garden

Pathway to Double Driveway





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## Welcome to

### Oxford Blue Way, Stewartby, BEDFORD

- Just 1 minute from nature packed Stewartby Lake
- Total floor area over 2200 Square feet
- Top floor large master suite with walk-in wardrobe & en-suite
- Large lounge measuring over 17 feet
- Four additional well-proportioned bedrooms on the second floor benefiting from a Jack & Jill en-suite

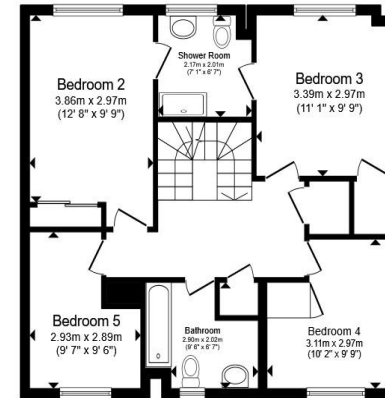
Tenure: Freehold EPC Rating: B

Council Tax Band: F

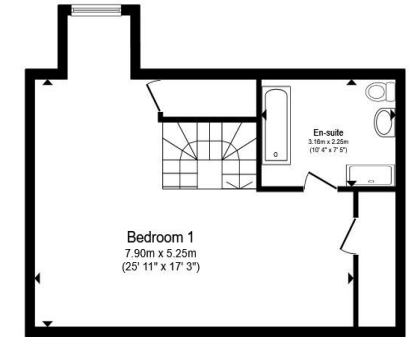
# £575,000



Ground Floor



First Floor



Second Floor

Total floor area 178.8 m<sup>2</sup> (1,924 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
BFD105607 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers' interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We cannot offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
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