

9 EXCLUSIVE HOMES IN THE HEART OF BEDFORD



55
GOLDINGTON
ROAD



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Located right in the heart of Bedford, 55 Goldington Road introduces a new and exciting opportunity to live in an exclusive development offering 2 to 7 bed residences. The newly converted building has been divided into 4 luxury dwellings with 5 large houses built to the rear to create a unique and secure electric gated mews offering private gardens and terraces, enclosed parking all situated in a prime residential location and less than 5 minutes walk from the town centre, the river, renowned schools and beautiful parks.

Branches of Waitrose, Sainsbury's and Tesco along with other high street shops, local markets and a huge variety of cuisines on offer in the varied restaurants are within easy reach. The location wants for nothing.

Each dwelling is being finished to a very high standard to blend with the classic features, high ceilings, large windows and very spacious rooms creating a feeling of elegant spaciousness and grandeur setting this development apart from anything else on offer in the Bedford area.

ABOUT

A town that benefits from its neighbours and yet retains its own individuality, Bedford sits between the thriving cities of Cambridge and Milton Keynes, and just 30 minutes by train from London. Bedford is central for business and central for living. Being 20 minutes away from Luton Airport offering flights to 100 international destinations, excellent public transport services and easy access to both the main motorways and main link roads and half the UK's population within a two hour drive, Bedford's location makes travelling by any means highly accessible.

Bedford excels in education with high-achieving local schools and colleges, surrounded by world-class universities and cutting-edge research and development centres, Bedford offers stunning opportunities for the future.

The town centre is undergoing a massive renaissance with large scale 'quarter' redevelopments. The Riverside and bus station development schemes are moving forward and will deliver major new retail space, leisure facilities, hotel, cinema, housing and improved transport interchanges. The town features the main high street chains and unique character shops and dining experiences.



BEDFORD LIVING

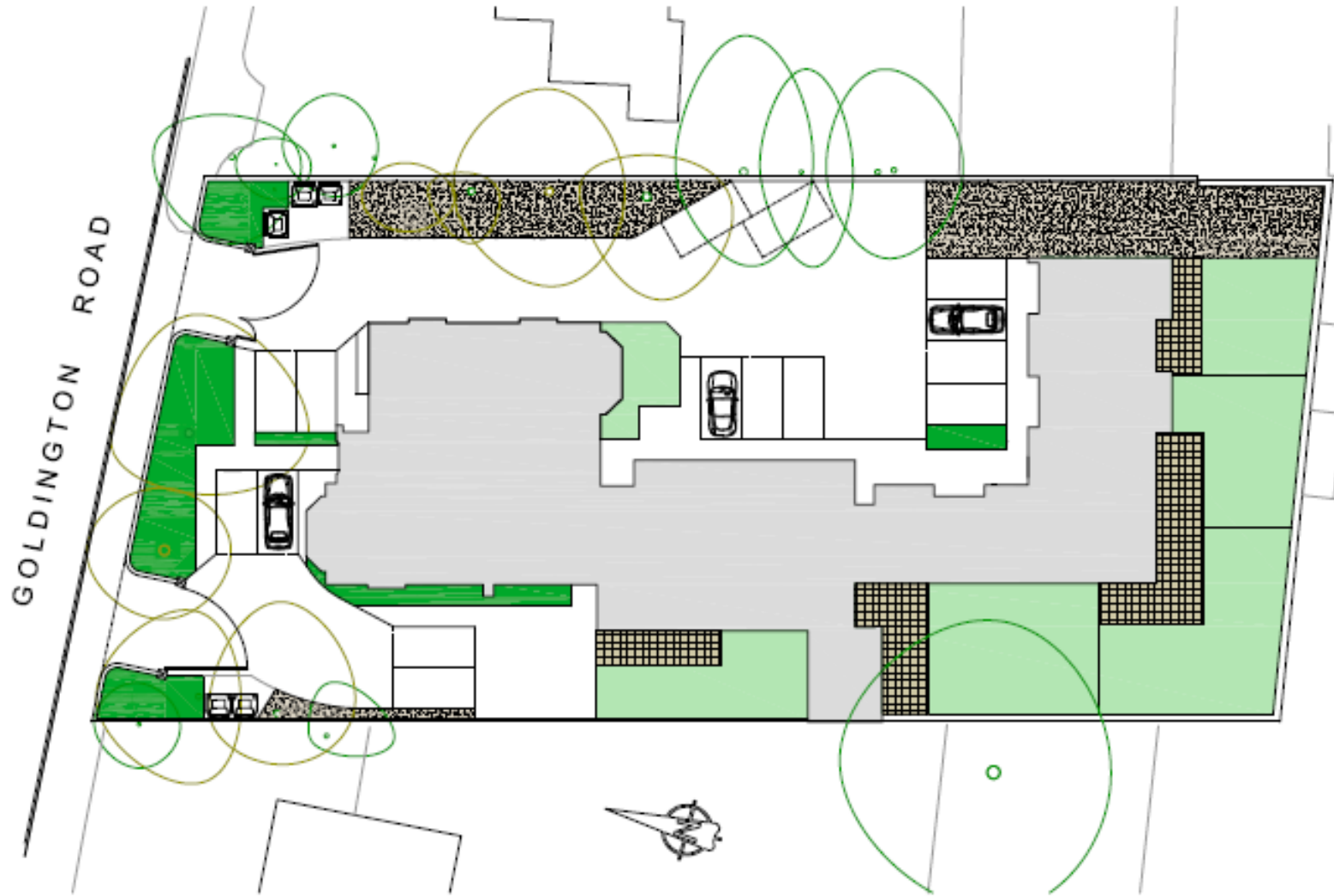


As each property is entirely unique in character with large spacious rooms, high ceilings and large windows which lead to outside gardens, terraces and spaces, all perfect for entertaining and relaxing. The open living spaces have been finished to an opulent standard featuring bespoke kitchens, premier appliances and luxurious bathrooms. Some are still awaiting final specification so an opportunity exists to personalise and choose items to create your perfect home.

The development comprises of 4 very spacious apartments featuring high ceilings throughout, existing stone mullion windows on many aspects in the beautifully converted existing building which has benefitted from a complete modernisation to exceed current buildings standards. The 5 completely new homes of varying sizes are built in mews style featuring private gardens and terraces. The development benefits from electric gated access, private parking, and enclosed gardens set amongst mature trees in one of Bedford's premier residential areas just a short walk from Castle Road, Russell Park, The Embankment and River.

SPECIFICATIONS

SITE PLAN



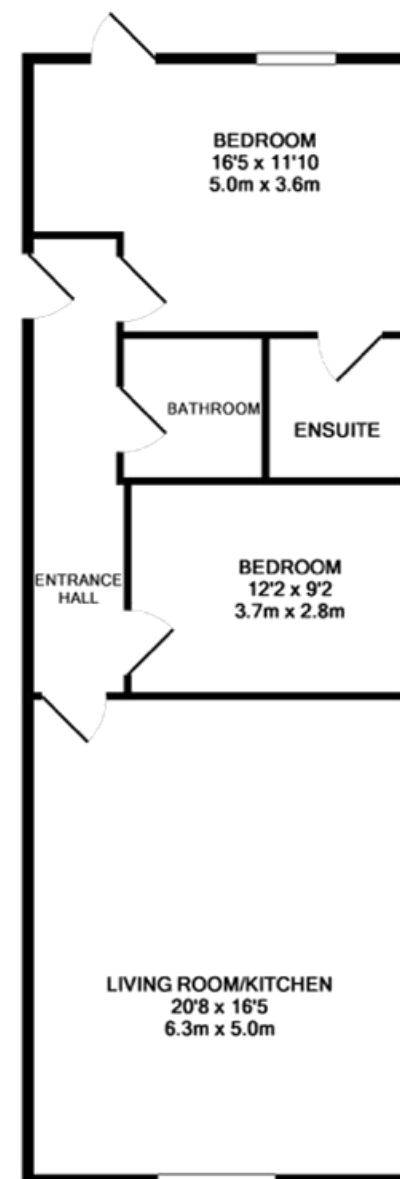
2 BED PENTHOUSE

2 bed penthouse overlooking the rugby ground

Approximate overall 789.5 sq ft (73.3 sq m)

The entrance to this second floor penthouse is approached by the original opulent staircase which has been fully restored. The front door opens into a large lobby. To the right is an open plan living room and kitchen. This room features large windows. Bedroom 1 can also be accessed from the lobby and has an ensuite bathroom as well as glass doors leading to a private roof terrace. The lobby also grants access to a second bedroom and a further bathroom. All rooms have high ceilings of 2.6 metres.

Guide price £295,000



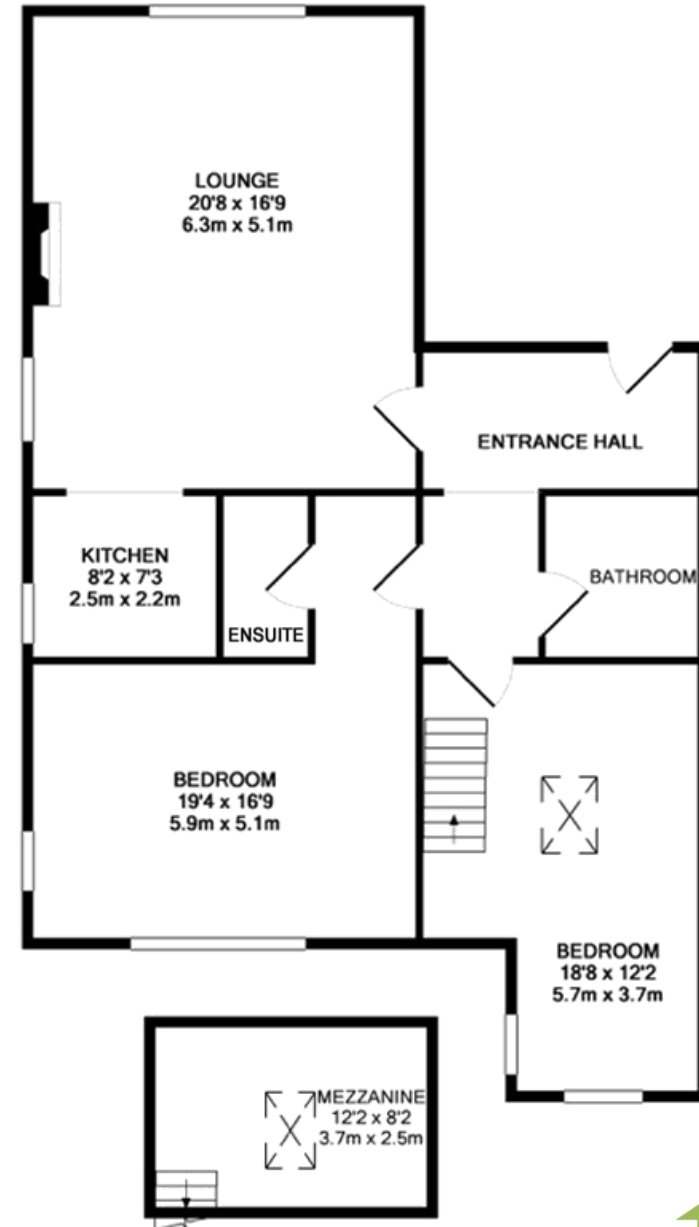
2 BED PENTHOUSE

2 Bedroom Penthouse overlooking the rugby ground Approximate overall 1084.0 sq ft (100.7 sq m)

The entrance to this second floor apartment opens into a large lobby leading to an open plan living room and kitchen featuring large windows allowing the room to be filled with natural light.

Bedroom 1 features an ensuite bathroom. The 2nd bedroom presents a unique feature of a mezzanine floor offering the potential of a further room such as an office or creating a split level bedroom. Both bedrooms feature large double windows. All rooms have high ceilings of 2.6 metres.

Guide Price £375,000



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3 BED MEWS (2 AVAILABLE)

3 Bedroom Property

Approximate overall 1,318 sq ft (122.4 sq m)

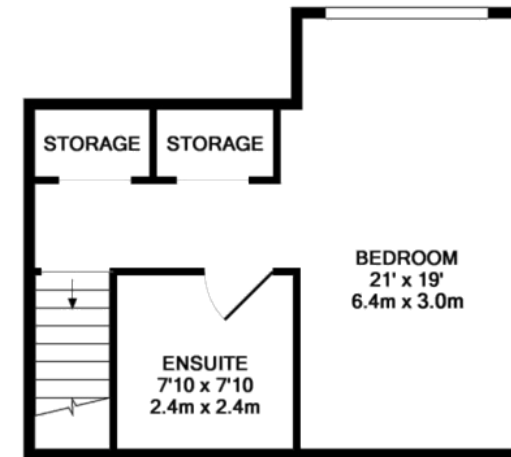
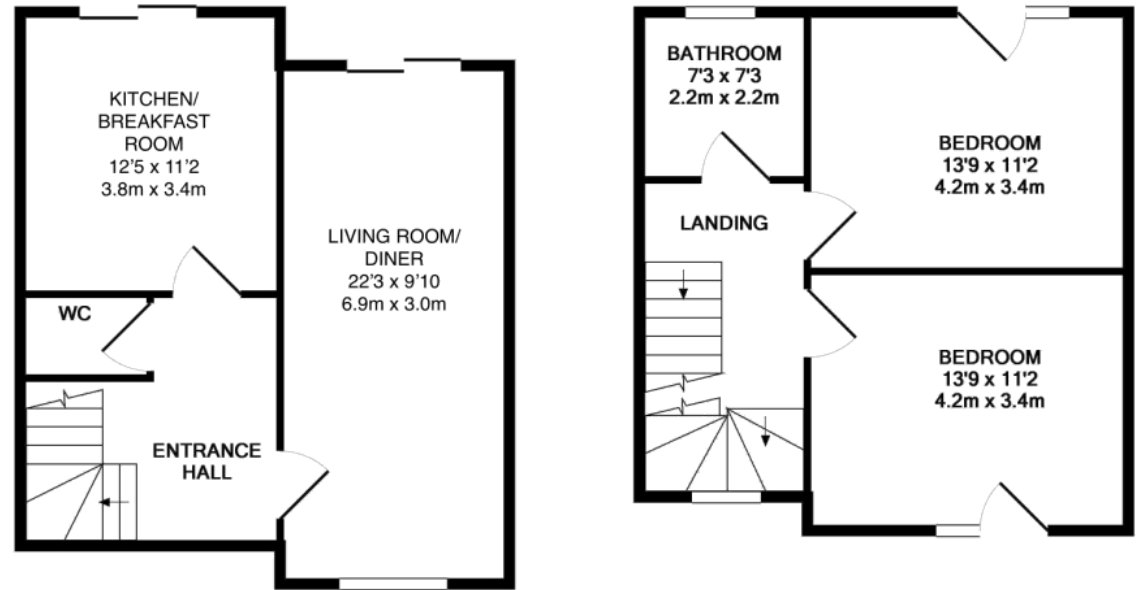
The ground floor features a large open plan kitchen/ diner with large patio doors providing access onto the terrace into a private garden. Provision has been made for a door to be added between the kitchen and living room if required.

There is a large cloakroom and storage under the stairs. The large open plan living room also has a terrace into the garden making this a perfect house for entertaining.

Focus has been placed on maximising light throughout with the use of large windows, giving this property a light and bright feel.

These properties feature 3 large double bedrooms with Juliet balconies, plenty of storage and built in wardrobes.

Guide Price £495,000



4 BED COACH HOUSE

4 Bedroom Property

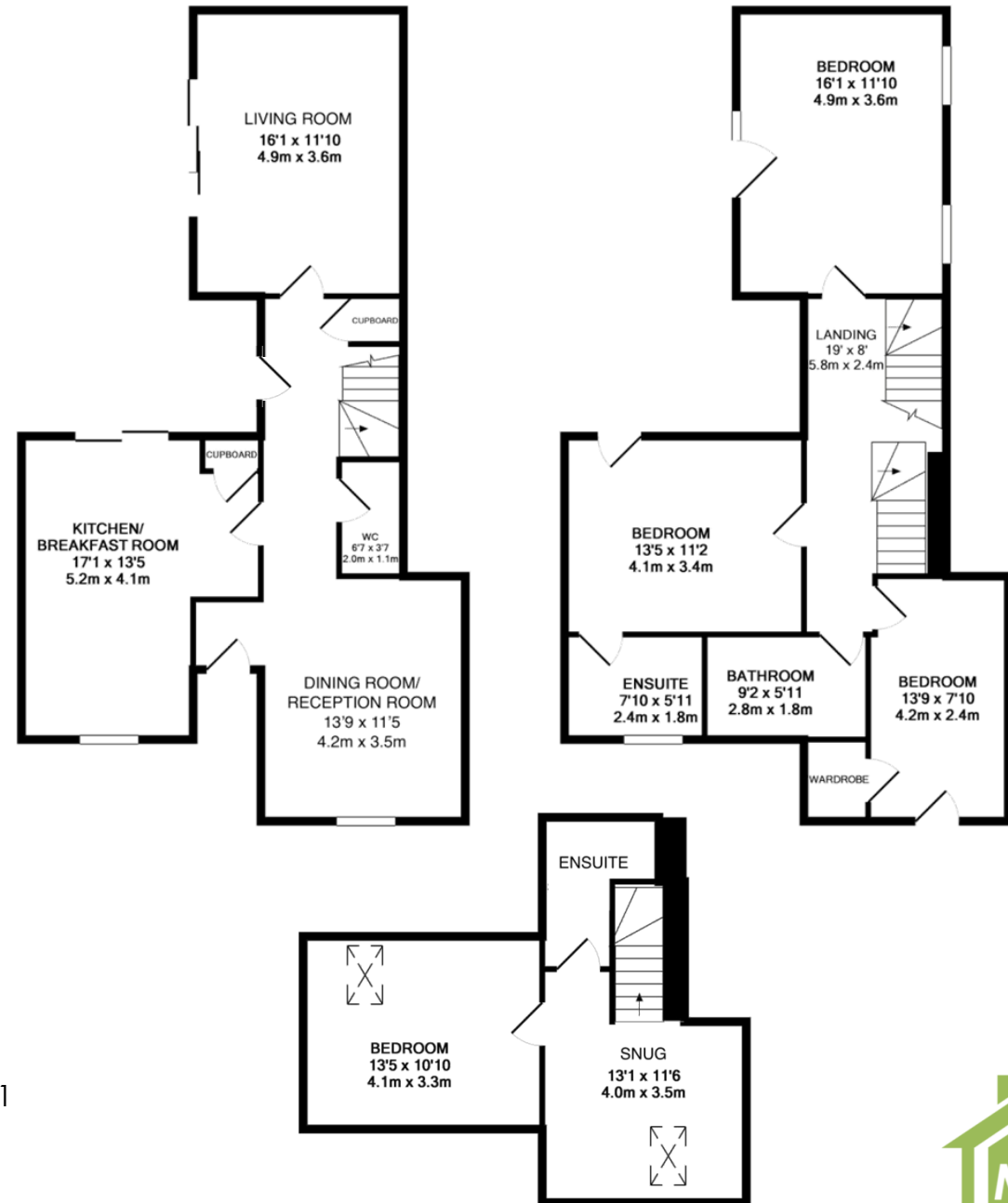
Approximate overall 1,699 sq ft (157.8 sq m)

The Coach House is full of character having been carefully refurbished to retain its features whilst upgrading to modern specification.

Both the spacious kitchen and living room have large patio doors leading into a private garden.

There are 3 bedrooms and 2 bathrooms on the 1st floor with a bespoke 2nd floor, ideal for someone wanting their own space.

Guide Price £625,000



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5 BED GROUND FLOOR RESIDENCE

Ground Floor 5 Bedroom Property

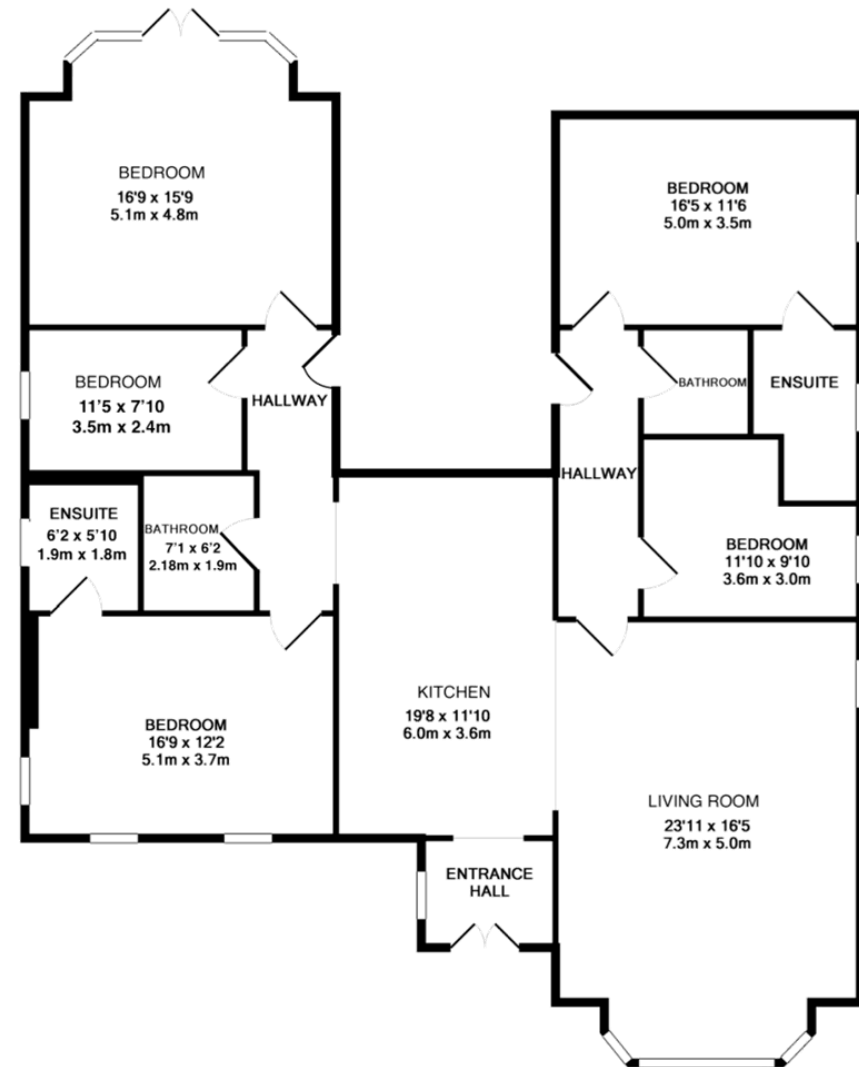
Approximate overall 1,850 sq ft (171.8 sq m)

This property covers the whole of the ground floor of the original house with the exclusive use of the grand front entrance and enjoys a private garden.

This entrance leads to a spacious open plan kitchen/diner and huge living room featuring both high ceilings and large windows allowing the room to receive a vast amount of natural light. From the living room a generous size lobby leads to Bedroom 1 which has an ensuite bathroom and Bedroom 2 which has an adjacent bathroom.

On the left, there are bedroom 3 has an ensuite and bedroom 4 has an adjacent bathroom which can be accessed from the lobby. Bedroom 5 is vast and has the potential to be a bedsit with a large patio doors leading to a rear private garden.

Price on Application.



5 BED TOWN HOUSE

5 Bedroom Townhouse

Approximate overall 1,712.52 sq ft (159.1 sq m)

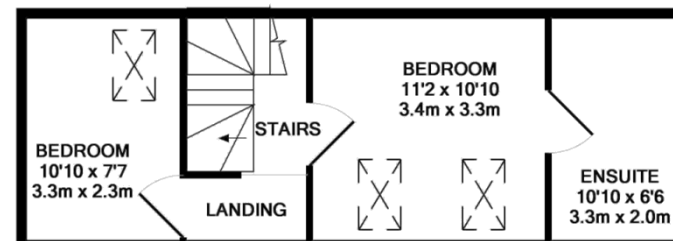
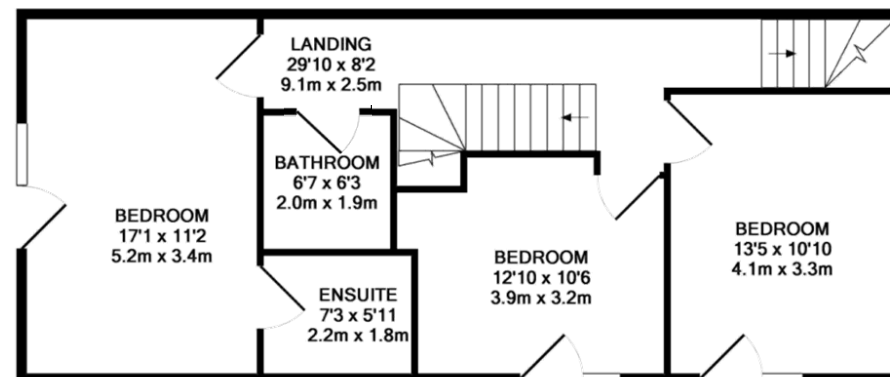
The ground floor of this property benefits from an open plan design which creates spacious accommodation with under floor heating.

This corner house has a large private garden great for entertaining.

The first floor has 3 large double bedrooms all benefiting from large windows and Juliet balconies giving a very light and spacious feel.

The top floor provides a fantastic kids area with two bedrooms and an ensuite. One of these bedrooms could be used as a playroom or TV room.

Guide Price £625,000



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6 BED RESIDENCE

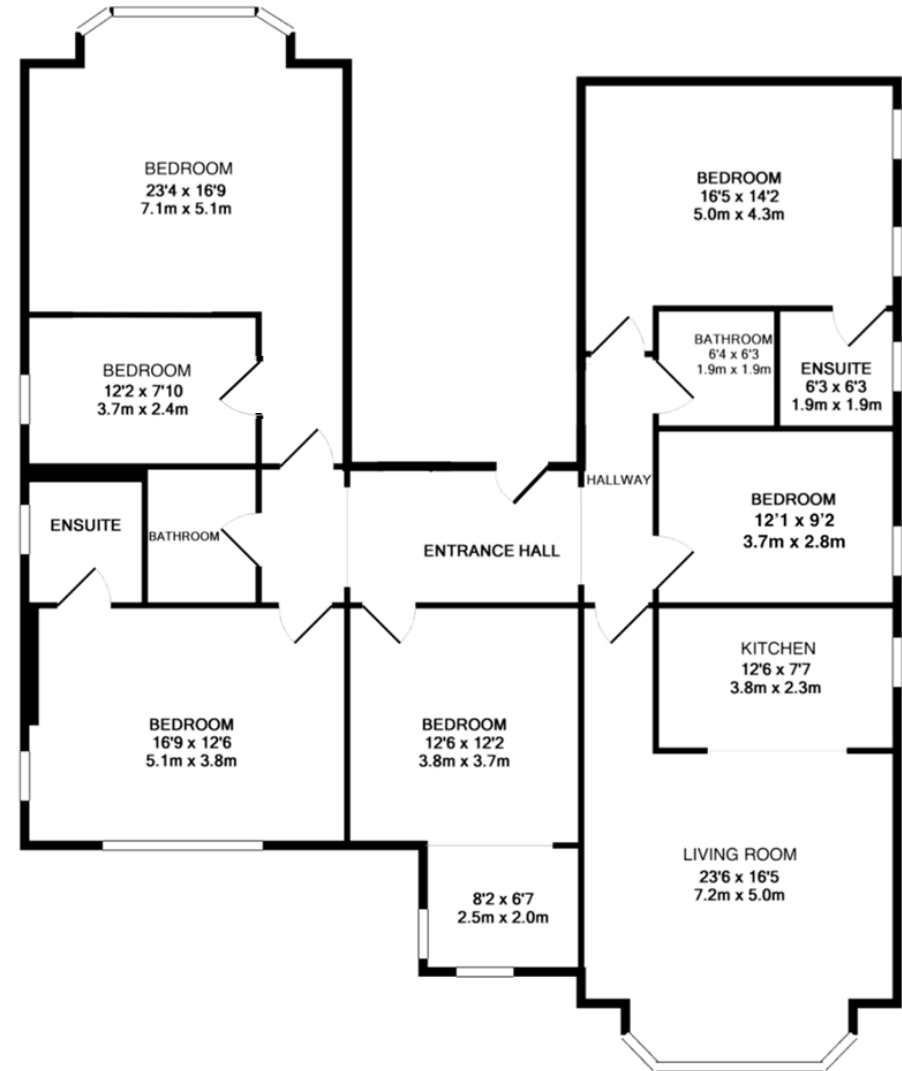
First Floor 5 Bedroom Property 1,850 sq ft (171.8 sq m)

This 6 bedroom property, exclusively occupies the whole of the first floor of the building offering vast amounts of space and is an ideal family home in the heart of Bedford.

This property has so many options, with so much space and rooms with 2.6m high ceilings. All rooms are light, bright with great views of the rugby ground.

This has recently been carefully renovated bringing the property up to be efficient and insulated with upgraded windows to reduce noise.

Price on Application.



6-7 BED TOWNHOUSE

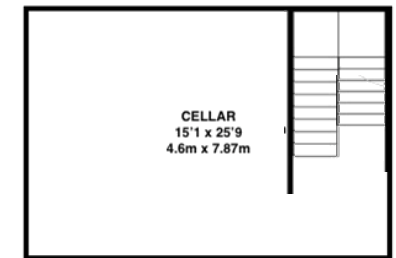
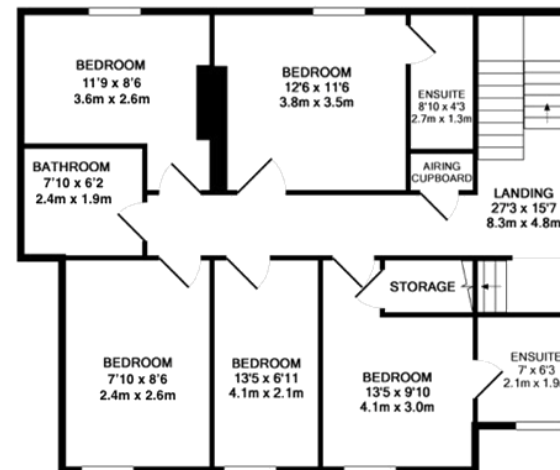
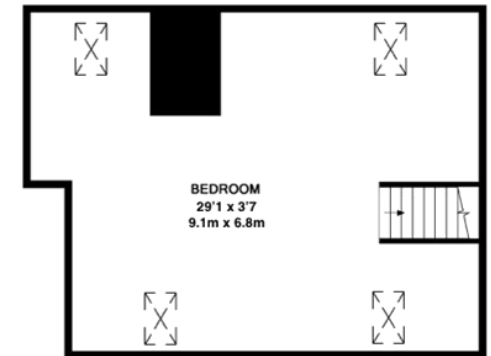
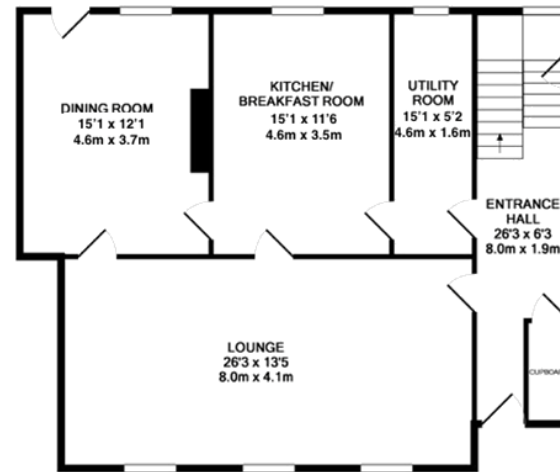
6-7 Bedroom Townhouse with Private Gardens 2,800 sq ft (260.1 sq m)

This property features an exclusive entrance with a private garden. The main entrance leads to a large living room that could be split into 2 rooms if required. The lounge joins the open plan kitchen diner and the dining room/snug which leads into the garden.

This large town house provides accommodation over 3 floors and would make an ideal home for a large family. This property also benefits from the opportunity to create your own space on the 2nd floor which could be divided to make an office or play room. We have left this room as an open plan design so it can be finished to your specification.

There is also a cellar accessed by the entrance hall which has not been detailed, ideal for storage.

Price on Application.



CONTACT

If you're interested in this new development and would like to have an input into the finish of your new home then please contact us on 01234 71 51 71.