



Butler Way | Kempston | Bedford | MK42 8TT

Asking Price £435,000

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# Butler Way | Kempston Bedford | MK42 8TT Asking Price £435,000

This STUNNING link-detached house presents an EXCEPTIONAL opportunity for families seeking a beautiful and spacious home. The property has been thoughtfully remodelled and EXTENDED, ensuring it is in great condition throughout and ready for you to move in.

This home offers ample space for both relaxation and entertaining. The well-appointed kitchen seamlessly connects to the dining area, creating a warm and inviting atmosphere for family gatherings. With FOUR bedrooms bathroom and En-Suite there is plenty of room for everyone, whether you need space for children, guests, or a home office. Outside, there is a private rear garden where you can entertain friends and family. Located in a popular neighbourhood, this home is close to local amenities, schools, and parks, making it an ideal choice for families. The vibrant community and excellent transport links further enhance the appeal of this property.

This BEAUTIFUL family home must be viewed to truly appreciate its charm and warmth. An internal and external inspection is highly recommended. CALL TO VIEW.

- EXTENDED
- LINKED DETACHED
- 18ft KITCHEN/DINER
- IMPRESSIVE 16ft STUDY/MUSIC ROOM
- PRIVATE REAR GARDEN
- FOUR BEDROOMS
- 18ft LOUNGE
- UTILITY/BREAKFAST ROOM
- EN-SUITE TO MASTER
- MUST BE VIEWED

## ENTRANCE HALL

Double glazed door to front, laminate flooring, stairs to first floor, under stairs recess, openings to main rooms.

## CLOAKROOM/WC

6'7 x 2'11 (2.01m x 0.89m)

Two piece suite comprising, low level WC, wash hand basin, double glazed window to front.

## LOUNGE

18'2 x 11'5 (5.54m x 3.48m)

Double glazed bay window to front, laminate flooring, wood burner with slate hearth, double glazed window to side.



Extended and remodelled offering perfect accommodation for a growing family.



#### KITCHEN/DINER

18'0 x 11'10 (5.49m x 3.61m)

Integrated built in double oven with cupboards under and over, built in induction hob with extractor over, base mounted units, part tiled and laminate flooring, inset spotlighting, plumbing for dish washer, double glazed French doors and window to rear, lobby leading to further rooms.

#### UTILITY/BREAKFAST ROOM

10'2 x 7'8 (3.10m x 2.34m )

Double glazed window to side , double glazed door to rear, wall mounted boiler, base mounted units with granite work surface over.

#### STUDY/MUSIC ROOM

16'6 x 11'3 (5.03m x 3.43m)

Vaulted ceiling with exposed wooden rafters, double glazed door and window to front, laminate flooring, double glazed door to rear.

#### LANDING

Access to loft void, double glazed window to side, airing cupboard housing hot water cylinder, doors to main rooms.

#### MASTER BEDROOM

12'2 x 10'0 (3.71m x 3.05m)

Two double glazed windows to front, fitted wardrobes and cupboards.

#### EN-SUITE

6'4 x 5'7 (1.93m x 1.70m)

Three piece suite comprising shower , low level WC, pedestal wash hand basin, double glazed window to side.

#### BEDROOM 2

10'3 x 9'9 (3.12m x 2.97m)

Double glazed window to rear.

#### BEDROOM 3

9'3 x 7'6 (2.82m x 2.29m)

Double glazed window to front, laminate flooring.

#### BEDROOM 4

7'10 x 7'3 (2.39m x 2.21m)

Double glazed window to rear.

#### BATHROOM

7'3 x 5'9 (2.21m x 1.75m)

Three piece suite comprising panelled bath, vanity wash hand basin, low level WC, tiled flooring, heated towel rail.

#### FRONT GARDEN

Flower and shrub borders, pathway leading to front door, driveway providing off road parking, gated side access leading to bike shelter.

#### REAR GARDEN

Landscaped garden with patio area, raised flower and shrub borders, wood panel fence surround, raised flower beds, water feature, water tap.

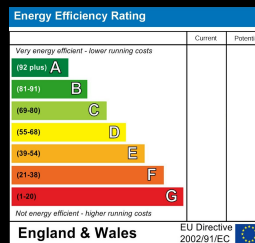
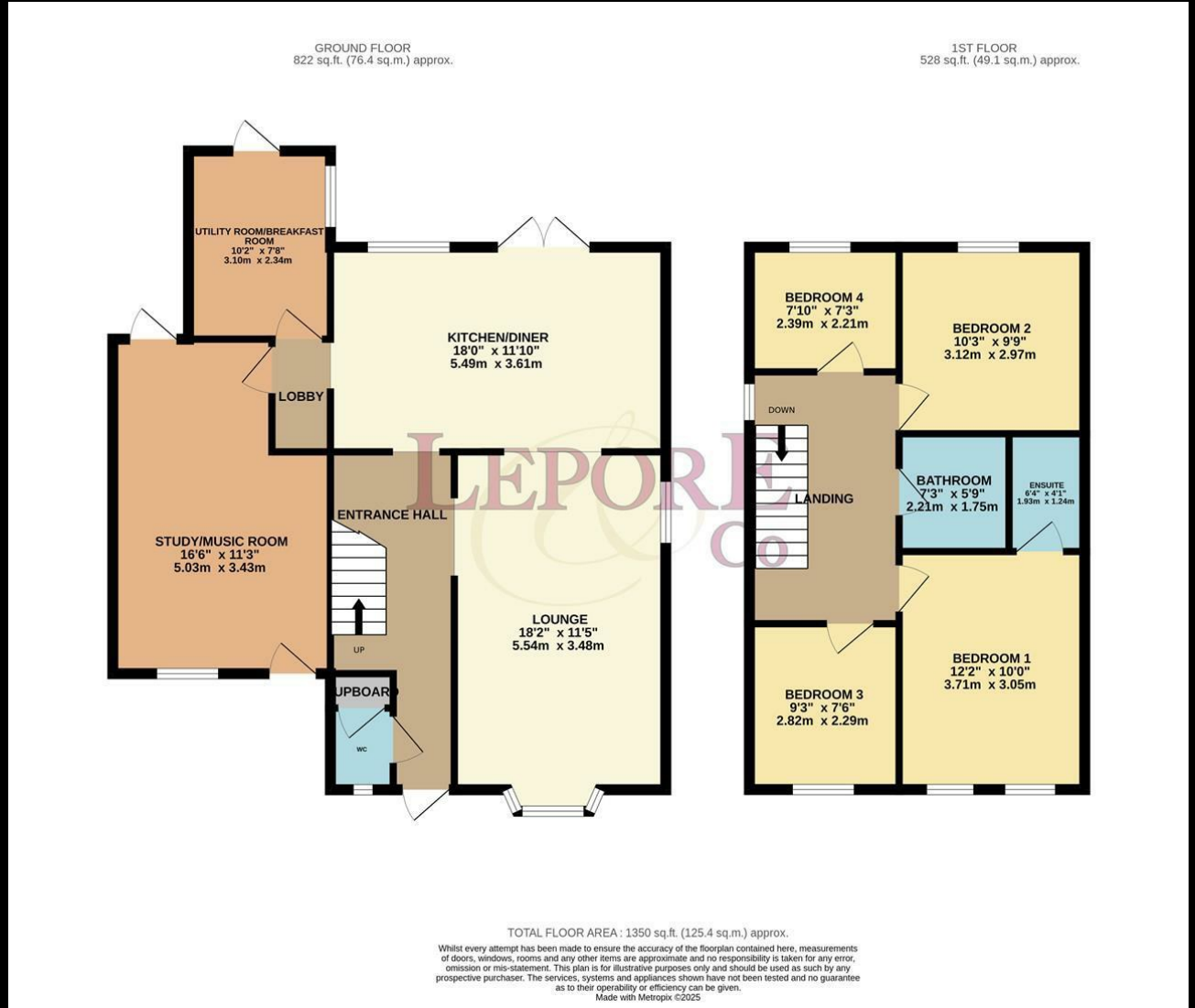
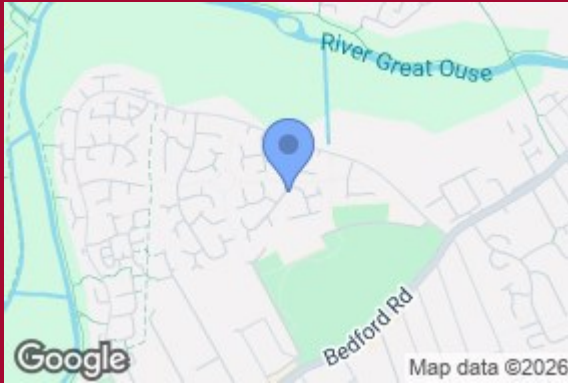
#### TENURE

FREEHOLD

#### TAX BAND

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