



**Connells**

Ditmas Avenue  
Kempston Bedford





## Property Description

As you step into the home, you are greeted by a warm and inviting entrance hall that sets the tone for the rest of the property. The cozy lounge offers a perfect space for relaxation and unwinding after a long day. Adjacent to this is a versatile multi-functional room, which can easily be transformed into a playroom for children or a study for those who work from home.

The heart of the home is the spacious open-plan kitchen and dining area, ideal for family gatherings and entertaining guests.

There are three comfortable bedrooms, each providing a peaceful retreat for rest and relaxation. The family bathroom is well-appointed, catering to the needs of the household, while a convenient downstairs cloakroom adds to the practicality of the layout.

Outside, you will find a charming patio area that is perfect for outdoor dining or enjoying a morning coffee, alongside a private enclosed rear garden that offers a safe space for children and pets to play.

Additionally, there is ample off-road parking space available, ensuring convenience for residents and visitors alike.

## Entrance Hall

## Cloakroom

## Lounge

20' 6" x 12' 10" ( 6.25m x 3.91m )

## Multi Purpose Room

12' 4" x 10' 7" ( 3.76m x 3.23m )

## Kitchen/Diner

20' 1" x 12' 3" ( 6.12m x 3.73m )

## First Floor

## Bedroom One

10' 5" x 9' 9" ( 3.17m x 2.97m )

## Bedroom Two

10' 3" x 9' 6" ( 3.12m x 2.90m )

## Bedroom Three

6' 7" x 6' ( 2.01m x 1.83m )

## Bathroom

## External

## Front Garden

## Rear Garden



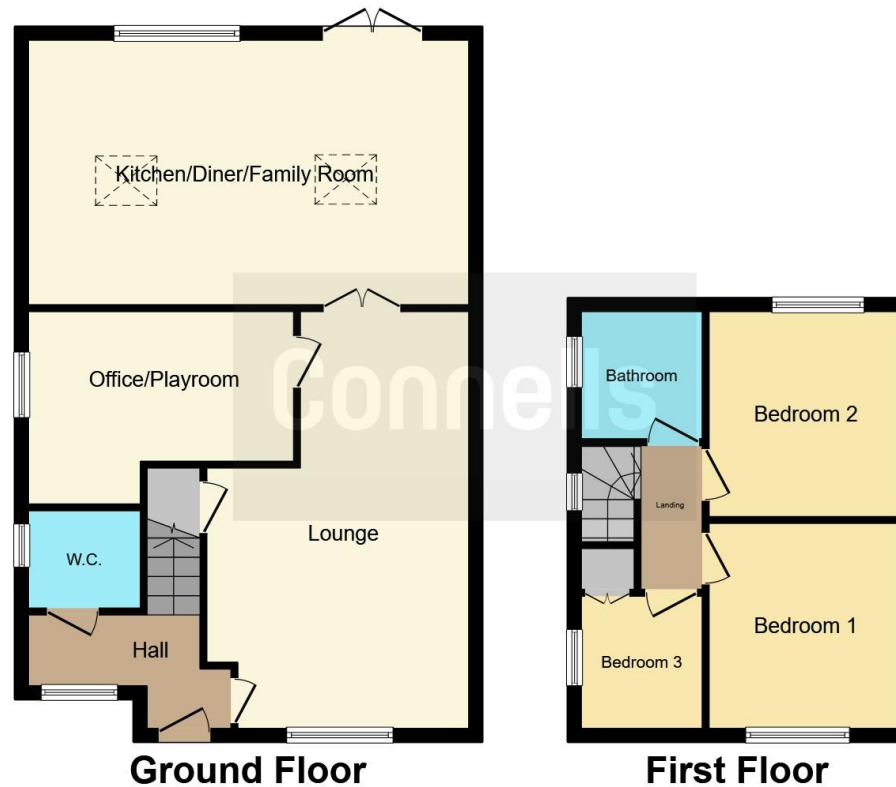












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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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