



Wood End Road | Kempston | Bedford | MK43 9BD

Price Guide £625,000

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A WONDERFUL opportunity has arisen to purchase this EXCELLENT 4 bedroom FAMILY home situated in the highly desirable and much sought after location known as KEMPSTON RURAL. This fascinating property has an abundance of features and the main highlights include entrance hall, 18ft lounge, dining room, family room which is currently used for dog grooming, downstairs cloakroom, kitchen, utility room, landing with superb views to front aspect, master bedroom with en-suite, three further bedrooms and family bathroom. Outside space is simply superb, offering ample parking for several vehicles and drive way leading to a 51ft GARAGE with planning permission granted for a one bedroom annex for future use. The rear garden is well proportioned offering excellent entertaining space to enjoy with friends and family. Access links to near by local amenities are easily accessed and are all close by along with A1/M1 link conveniently positioned and not far away. To fully appreciate this SUPER property an internal and external inspection is strongly recommended. CALL TO VIEW.

- DETACHED
- 18ft LOUNGE
- KITCHEN/BREAKFAST ROOM
- EN-SUITE TO MASTER BEDROOM
- SUPERB LOCATION/VIEWS
- FOUR BEDROOMS
- 3 RECEPTION ROOMS
- UTILITY ROOM
- SUPER SIZED REAR GARDEN
- 51ft GARAGE WITH PLANNING PERMISSION GRANTED FOR ONE BEDROOM ANNEX

### ENTRANCE HALL

Door to front, stairs to first floor, under stairs recess, doors to main rooms.

### CLAOKROOM/WC

5'4 x 2'5 (1.63m x 0.74m)

Two piece suite comprising was hand basin, low level WC, window to side.

### LOUNGE

18'3 x 13'11 (5.56m x 4.24m)

Multi fuel burner with tiled hearth, and wood beam over, 2 double glazed windows to side, double glazed French Doors to rear, double glazed window to front.

### FAMILY ROOM

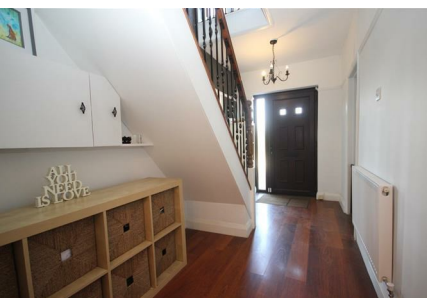
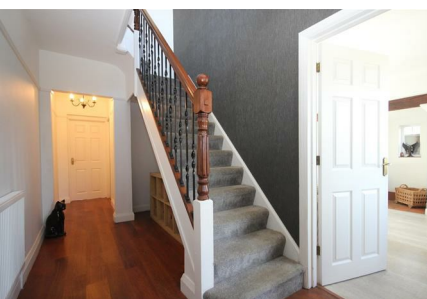
11'2 x 10'2 (3.40m x 3.10m )

Currently being used for business service, double glazed window to front and side, built in cupboard.





Ideally situated in a popular and sought after location with outstanding views to the front aspect and ample parking for several vehicles.



#### **DINING ROOM**

12'6 x 9'0 (3.81m x 2.74m )

Double glazed window to rear, double glazed French doors to side

#### **KITCHEN**

11'1 x 10'6 (3.38m x 3.20m )

Fitted oven with extractor fan over, integrated dishwasher, base and wall mounted units, tiled flooring, breakfast bar, double glazed window to side.

#### **UTILITY ROOM**

12'1 x 4'8 (3.68m x 1.42m )

Door to rear, tiled flooring, base and wall mounted units, plumbing for washing machine, double glazed window to side.

#### **LANDING**

Double glazed window offering Super views to front aspect, access to loft void, doors to main rooms.

#### **BEDROOM 1**

13'9 x 11'5 (4.19m x 3.48m)

2 double glazed windows to rear, built in wardrobes.

#### **EN-SUITE**

5'11 x 5'10 (1.80m x 1.78m)

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

#### **BEDROOM 2**

16'10 x 11'2 (5.13m x 3.40m )

Double glazed window to front, 2 double glazed windows to side.

#### **BEDROOM 3**

11'3 x 8'11 (3.43m x 2.72m)

Double glazed window to front.

#### **BEDROOM 4**

11'0 x 7'6 (3.35m x 2.29m )

Double glazed window to side, airing cupboard.

#### **BATHROOM**

Three piece suite comprising jacuzzi bath tub, vanity wash hand basin, low level WC, heated towel rail , tiled flooring, double glazed window to side.

#### **FRONT GARDEN**

Graveled driveway providing ample parking for several cars, driveway leading to garage, wall mounted boiler, gated side access.

#### **REAR GARDEN**

Laid to lawn, part wood panel fence and mature hedge surround, oil tank, gated side access.

#### **GARAGE**

51'0 x 14'5 (15.54m x 4.39m)

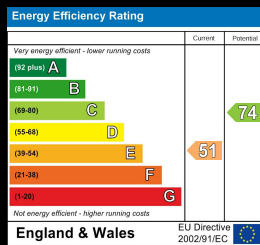
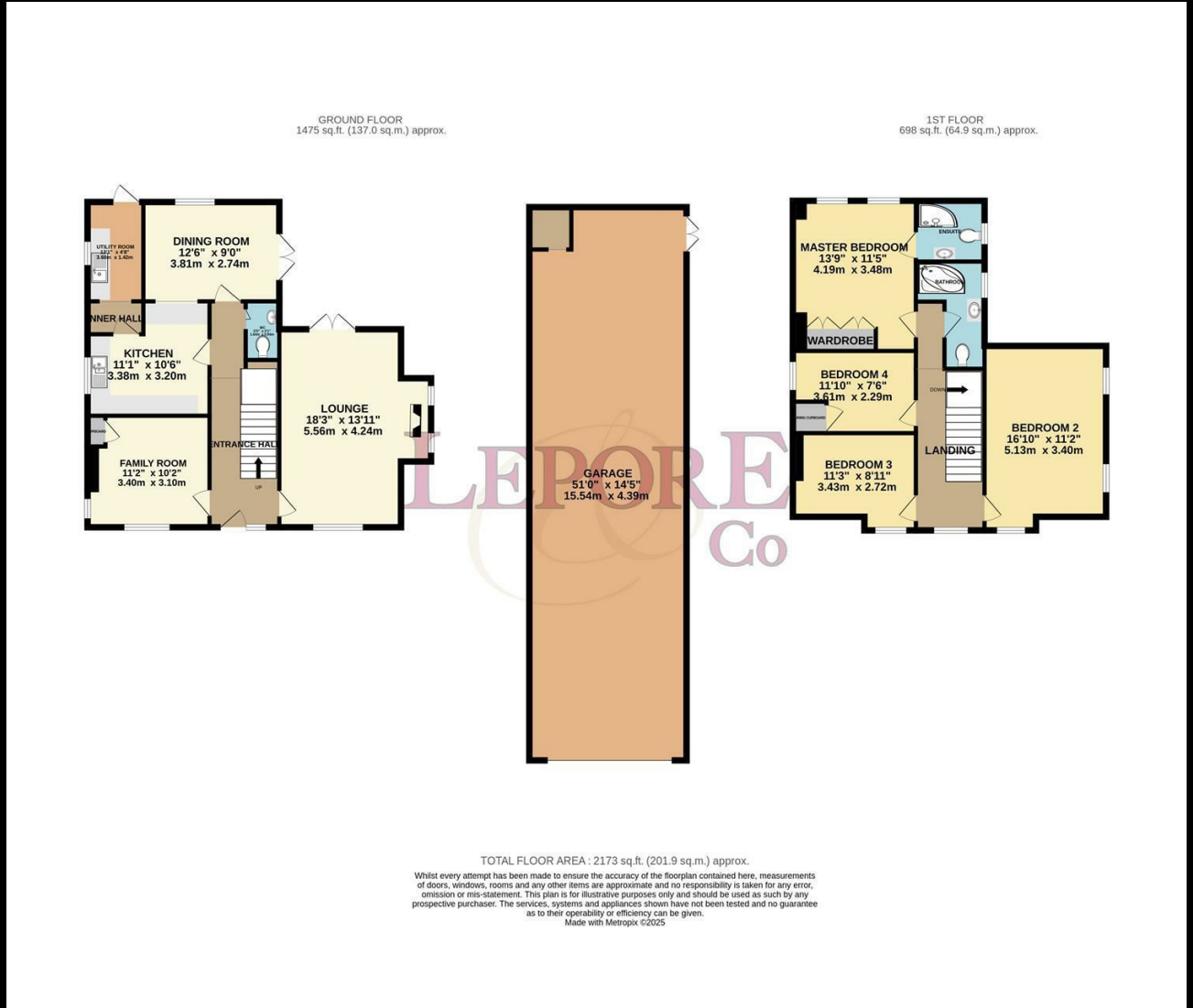
(Planning permission granted for a 1 bedroom Annex) Electronic up and over style door with power and lighting. Doors and windows to side.

#### **TENURE**

FREEHOLD

#### **TAX BAND**

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